

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



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- Extended Semi detached family home
- Prime Boldmere Road location
- Close to well regarded schools, transport links and Sutton Park
- Impressive open plan kitchen/diner
- Multiple reception rooms
- Two Family Bathrooms
- Generous rear garden
- Ideal family home in a highly sought-after location
- Internal viewing is high recommended



BOLDMERE ROAD, SUTTON COLDFIELD, B73 5UD - £545,000

Situated on the ever popular Boldmere Road, this impressive and substantially extended family home enjoys a prime position within one of Sutton Coldfield's most desirable residential locations. Boldmere High Street is just a short distance away, offering an excellent range of independent shops, cafés, restaurants and everyday amenities, while well regarded local schools are within easy reach, making this an ideal setting for families. The property is also perfectly placed for convenient transport links, with nearby rail services and regular bus routes providing easy access into Birmingham City Centre and surrounding areas. In addition, Sutton Park one of Europe's largest urban parks is close by, offering vast open green space, lakes and woodland walks, all on the doorstep. This exceptional home has been thoughtfully extended and significantly improved to create generous and versatile living accommodation arranged over three floors, perfectly suited to modern family life. The ground floor offers an outstanding open-plan kitchen/diner with bi-folding doors, skylight feature and high quality fitted kitchen, seamlessly connecting to additional reception spaces ideal for both entertaining and day to day living. Further benefits include a utility area and ground floor W.C. Above, the property continues to impress with five well proportioned bedrooms, including a spacious top floor principal suite. To the rear is a substantial garden with patio seating area and extensive lawn, providing an excellent outdoor space for families and entertaining alike. This is a home that combines space, style and location in equal measure, and must be viewed to be fully appreciated.

Access is gained via a stone chipped driveway providing off road parking for two vehicles, enclosed by fencing to both sides, leading to the entrance porch.

ENTRANCE PORCH: With a part PVC double glazed door to the front, a PVC double glazed window to the side and laminate flooring.

HALLWAY: Entered via a part single glazed obscure door with an obscure double glazed window to the side, featuring a radiator with decorative cover, useful storage cupboard and doors leading to:

LOUNGE: 14'08" x 12'06" max (11'03" min) A well proportioned reception room having a PVC double glazed bay window to the front, two radiators and an original feature fireplace with tiled hearth, creating a focal point.

FAMILY/SITTING ROOM: 11'06" x 10'10" A versatile second reception room with single glazed folding doors opening into the kitchen diner, a radiator and ideal space for use as a playroom or additional sitting area.

OPEN PLAN KITCHEN/DINER: 19'06" max x 9'07" min (17'11" max x 13'11" min) A superb open plan living space featuring PVC double glazed bi-folding doors and French doors to the rear with additional side window, flooding the room with natural light. The dining area benefits from an atrium style skylight and column radiator. The kitchen is fitted with quartz work surfaces incorporating a Belfast style sink, a range of matching wall and base units with drawers, integrated double oven at eye level, fridge freezer, dishwasher, pantry style cupboard and a central island with further storage and breakfast bar seating.

UTILITY ROOM: 4'02" x 4'01" With a wooden work surface, space and plumbing for washing machine and tumble dryer beneath, along with wall mounted cupboards above.

W.C.: Having an obscure PVC double glazed window to the side, low flushing WC, hand wash basin set within a vanity unit and a column radiator.

FIRST FLOOR LANDING: With doors leading to bedrooms and family bathroom, along with stairs rising to the second floor.

BEDROOM TWO: 11'02" x 10'11" With PVC double glazed window to the front, radiator and built in wardrobe, space for free standing bedroom furniture.

BEDROOM THREE: 10'10" x 9'09" With PVC double glazed window to the rear, radiator and built-in wardrobe, space for free standing bedroom furniture

BEDROOM FOUR: 8'04" x 7'10" With PVC double glazed window to the rear and radiator.

FAMILY BATHROOM: Fitted in a contemporary style with a panelled bath with shower over and side screen, low flushing WC, hand wash basin set within a vanity unit, half tiled surround, ladder style radiator and obscure PVC double glazed window to the front.

SECOND FLOOR LANDING: With PVC double glazed window to the side and doors leading to:

BEDROOM ONE: 15'08" x 10'04" A spacious principal bedroom with PVC double glazed window to the rear, radiator and useful eaves storage.

BEDROOM FIVE: 8'08" x 7'04" With PVC double glazed window to the rear and radiator.

BATHROOM: Comprising a panelled bath, low flushing WC, hand wash basin set within a vanity unit, tiled surround, radiator and a double glazed skylight to the front.

REAR GARDEN: A generously sized rear garden featuring a paved patio seating area with steps leading down to a large lawned area. The garden is bordered by bushes and trees to both sides, offering scope for further planting with shrubs and borders.




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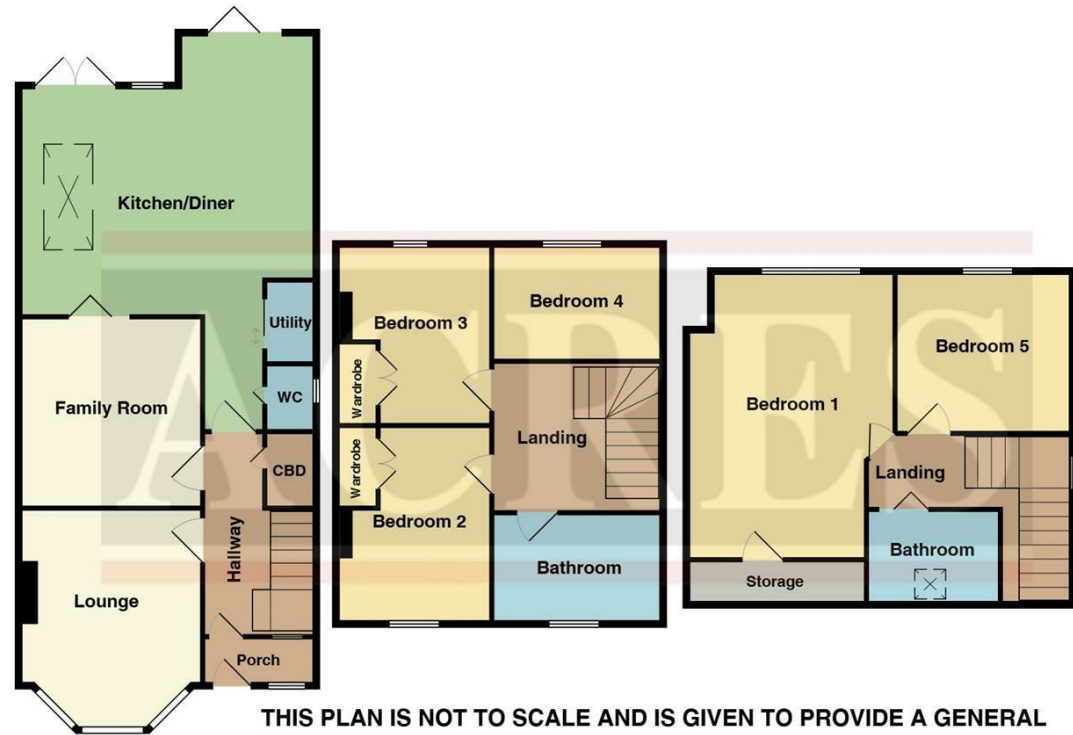


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

