

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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- Well presented Semi detached home
- Excellent transport links close by.
- Short distance to Sutton Park and open green space
- Bright front lounge
- Impressive open plan kitchen/dining/family area
- Separate utility room with access to garage
- Three good sized bedrooms
- Versatile loft room
- Generous rear garden
- Internal Viewing is Recommended



**COLLEGE ROAD, SUTTON COLDFIELD, B73 5DJ - £410,000**

This well presented and thoughtfully extended family home is ideally situated in a highly sought after residential location, just a short distance from Boldmere High Street, offering an excellent range of shops, cafes and amenities. The property also benefits from superb transport links, providing easy access into Sutton Coldfield, Birmingham and beyond, along with a selection of well regarded local schools nearby, making it an ideal choice for families. Additionally, the beautiful Sutton Park is within close proximity, perfect for outdoor walks, leisure activities and enjoying open green space. Internally, the property offers spacious and versatile accommodation throughout, perfectly suited to modern family living. Key features include a welcoming entrance hall, a bright and cosy front lounge with bay window and feature fireplace, and a fantastic open plan kitchen/dining/family area to the rear, ideal for entertaining. There is also a useful utility room and access to the garage. To the first floor are three well proportioned bedrooms, a stylish family bathroom and separate WC, with a further loft room providing additional flexible space for a home office or storage. Externally, the home benefits from a generous driveway to the front and a well maintained rear garden with lawn, patio seating area and mature borders. The property is accessed via a generous block paved driveway providing off road parking for multiple vehicles, complemented by a stone frontage and well established bushes to one side, creating an attractive first impression.

**PORCH:** Entered via a part obscure glazed front door with matching obscure glazed panels to either side in an elegant arched design, offering both style and privacy.

**ENTRANCE HALL:** Welcoming hallway accessed through an obscure glazed door with matching side panels, featuring a radiator with decorative cover, useful storage cupboard, staircase rising to the first floor and doors leading off to the main living accommodation.

**LOUNGE:** 14'02" max (12'06" min) x 11'03" max (10'03" min) A bright and comfortable reception room with PVC double glazed bay window to the front, radiator, and a charming gas coal effect fire set on a marble hearth with inset and surround, creating a cosy focal point.

**OPEN PLAN KITCHEN / DINING / FAMILY AREA:** Kitchen Area 13'01" x 6'00" Fitted with a range of matching base and wall units with wood effect work surfaces incorporating a sink and drainer. Integrated oven and hob with extractor hood over, space for dishwasher and fridge freezer, breakfast bar area, wooden flooring and open plan access to the dining/family space. Dining / Family Area 16'10" x 10'08" A fantastic open plan space ideal for modern living and entertaining, featuring PVC double glazed French doors to the rear with windows to either side, allowing plenty of natural light. Additional features include a radiator, gas coal effect fire set on a stone hearth with inset and surround, and wood effect flooring throughout.

**UTILITY ROOM:** 16'00" x 6'11" Practical and spacious with aluminium patio door to the rear, roll top work surfaces with space and plumbing for washing machine and tumble dryer beneath, additional space for white goods and internal access to the garage.

**LANDING:** With obscure single glazed window to the side and doors leading to all first floor accommodation.

**BEDROOM ONE:** 14'07" x 10'04" A well proportioned double bedroom with PVC double glazed bay window to the front and radiator.

**BEDROOM TWO:** 10'04" x 9'06" PVC double glazed window to the rear, radiator with cover, and a useful walk in cupboard/wardrobe along with ample space for bedroom furnishings.

**BEDROOM THREE:** 9'08" x 6'11" PVC double glazed window to the front and radiator, ideal as a bedroom, nursery or home office.

**BATHROOM:** Fitted with a P shaped bath with shower over and glass side screen, hand wash basin set within a vanity unit, tiled surround and flooring, and a chrome ladder style radiator. Obscure PVC double glazed window to the rear.

**SEPARATE WC:** With obscure PVC double glazed window to the side, low flushing WC, half tiled walls and tiled flooring.

**LOFT ROOM:** 14'11" x 10'00" Accessed via stairs rising from the first floor, this versatile space benefits from a PVC double glazed window to the rear and built in storage cupboards/wardrobes, making it ideal for additional storage or a home office.

**GARAGE:** With up and over door providing secure parking or additional storage space. (Please check the suitability of this garage for your own vehicle)

**REAR GARDEN:** A generously sized rear garden featuring a large lawned area with mature bushes and trees to both sides, a substantial patio area perfect for outdoor seating and entertaining and fencing to all boundaries providing privacy.



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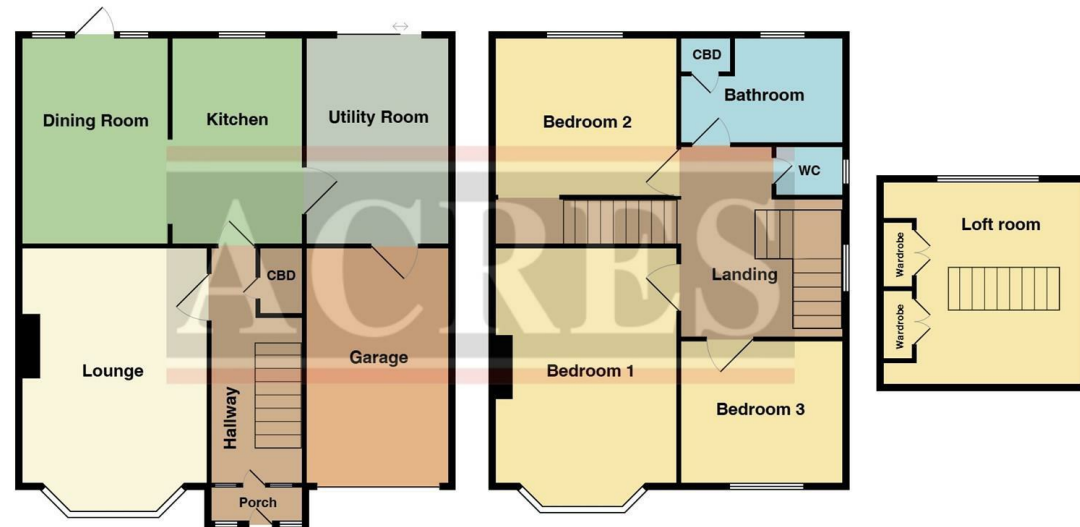


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.