

ACRES

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www.acres.co.uk

- Beautifully presented semi-detached family home
- Large driveway
- Three bedrooms plus family room
- Spacious lounge
- Fitted kitchen & separate utility
- Guest WC & spacious family bathroom
- Private landscaped rear garden
- Close to schools & Good Hope Hospital
- Excellent transport links & amenities
- Internal Viewing is Highly recommended



SALES
ACRES
LETTINGS

ASHFURLONG CRESCENT, , B75 6EP - OFFERS AROUND £440,000

Set within a highly sought after residential location, this beautifully presented semi-detached family home offers generous and versatile accommodation throughout, making it an ideal purchase for growing families. Thoughtfully maintained and tastefully presented by the current owners, the property is ready to move straight into, whilst providing flexible living spaces that can easily adapt to a variety of lifestyles. Positioned close to well regarded schools, Good Hope Hospital, excellent transport links and a wealth of local amenities, the home combines convenience with spacious family living. From the moment you arrive, the property's impressive frontage immediately stands out, with a substantial block paved driveway providing ample off road parking for multiple vehicles. Internally, the accommodation flows effortlessly from room to room, offering bright and spacious reception areas, a versatile ground floor family room, well proportioned bedrooms and a superb private rear garden that has been beautifully landscaped to create the perfect space for relaxing and entertaining alike.

PORCH: Accessed via a large brick block paved driveway offering parking for multiple vehicles, the property is entered through a brick built porch with part PVC double glazed entrance door to the front, complemented by PVC double glazed windows to both the front and side elevations, allowing plenty of natural light. Finished with practical tiled flooring.

RECEPTION HALL: A welcoming entrance hall featuring a part obscure PVC double glazed entrance door, radiator, attractive laminate flooring, staircase rising to the first floor landing and doors leading to the principal ground floor accommodation.

GUEST WC: Fitted with an obscure PVC double glazed window to the side, low flushing WC, hand wash basin with vanity storage beneath, radiator and laminate flooring.

FAMILY ROOM / HOME OFFICE: 14'10" x 7'9" A highly versatile room currently utilised as a family room but equally suited as a home office, playroom or occasional fourth bedroom. Formerly the garage, this converted space benefits from a PVC double glazed window to the front, radiator, fitted corner shower cubicle and hand wash basin housed within a vanity unit, offering excellent flexibility for modern family requirements.

DINING ROOM: 13'09" x 10'9" (max) A superb formal reception room featuring a PVC double glazed bay window overlooking the front aspect, radiator, laminate flooring and ample space to accommodate a large family dining table, making it perfect for entertaining or everyday dining.

LOUNGE: 19'0" x 10'9" A wonderfully spacious principal reception room enjoying an abundance of natural light from a PVC double glazed window to the rear together with PVC double glazed French doors opening directly onto the garden patio. The room features two radiators, laminate flooring and an attractive electric fire set upon a marble hearth with matching inset and decorative surround, creating a warm focal point, whilst still providing generous space for a variety of lounge furniture.

KITCHEN: 12'5" x 8'2" Comprehensively fitted with a range of matching base and wall units with drawers beneath rolled edge work surfaces incorporating a stainless steel sink and drainer. Further benefits include tiled splashbacks, integrated oven and grill, five ring gas hob with extractor hood over, tiled flooring, radiator and a PVC double glazed window overlooking the rear garden.

UTILITY ROOM: 9'1" x 4'11" A practical addition to the home, fitted with matching base units and rolled edge work surfaces incorporating a stainless steel sink and drainer. There is plumbing and space for a washing machine, further space for a fridge freezer, tiled flooring, PVC double glazed window to the rear and part PVC double glazed door providing direct access to the garden.

FIRST FLOOR LANDING: Spacious landing with return staircase, obscure PVC double glazed window to the side, loft access point and doors leading to all first floor accommodation.

BEDROOM ONE: 13'10" (into bay) x 10'10" A generous principal bedroom featuring a PVC double glazed bay window to the front elevation, radiator and excellent space for a full range of bedroom furniture.

BEDROOM TWO: 11'6" x 10'11" (8'9" into wardrobes) A spacious double bedroom benefiting from a PVC double glazed window overlooking the rear garden, radiator, fitted wardrobes and ample additional space for freestanding furniture.

BEDROOM THREE: 12'7" x 8'8" A well proportioned third bedroom with PVC double glazed window to the front, radiator and space for bedroom furnishings.

FAMILY BATHROOM: 9'10" x 8'3" A spacious family bathroom fitted with two obscure PVC double glazed windows to the rear and a quality four piece suite comprising a panelled bath, large enclosed shower cubicle, low flushing WC and hand wash basin set within a vanity unit. Complemented by extensive wall tiling, tiled flooring and a chrome effect ladder style heated towel radiator.

REAR GARDEN: The beautifully maintained rear garden provides a wonderful extension to the living accommodation and has been thoughtfully landscaped for both relaxation and entertaining. A substantial paved patio offers the ideal setting for outdoor dining and social gatherings before leading onto a further paved pathway which continues through the garden to an additional seating area positioned to the side, complete with decorative stone displays and raised planting beds. The generous lawn is exceptionally well maintained and bordered by mature shrubs, established plants and attractive greenery, creating an excellent degree of privacy. Further benefiting from two timber sheds and a greenhouse, this superb outdoor space is perfect for keen gardeners, families and those who simply enjoy spending time outdoors. Beautifully presented throughout, the garden provides a peaceful and private retreat to be enjoyed all year round.



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.