

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Beautifully presented throughout
- Three bedroom semi detached home
- Spacious open plan living
- Modern fitted kitchen
- Utility room & guest WC
- Stylish family bathroom
- Stunning landscaped rear garden
- Driveway & garage
- Close to schools & transport links
- Internal viewing is highly recommended.



ROWAN ROAD, SUTTON COLDFIELD, B72 1NN - OFFERS AROUND £425,000

Nestled within a highly sought after residential location, this beautifully presented three bedroom semi detached family home offers an exceptional opportunity for buyers seeking a property that is truly ready to move straight into. Ideally positioned within easy reach of highly regarded schools, an excellent range of local amenities, shops, transport links and everyday conveniences, this thoughtfully improved home perfectly combines stylish interiors with practical family living. Having been lovingly maintained and tastefully enhanced by the current owners, every room has been carefully considered to create a welcoming and contemporary home. From the spacious open plan living accommodation to the impressive landscaped rear garden designed for both relaxing and entertaining, this property offers generous living space inside and out, making it an ideal choice for families and professionals alike. The property is approached via a generous tarmac driveway providing off road parking for multiple vehicles, complemented by attractive brick edging and beautifully established raised flower bed to the front and side, creating an inviting first impression.

PORCH: A bright and welcoming entrance featuring PVC double glazed French doors with matching side panels and an overhead panel allowing plenty of natural light. Finished with tiled flooring and providing an ideal space for coats and shoes before entering the main home.

HALLWAY: Entered through a stylish solid wooden entrance door with decorative obscure glazed inserts and an attractive stained glass side panel. The welcoming hallway benefits from oak wooden flooring, a radiator with decorative cover, staircase rising to the first floor accommodation and doors leading to the principal ground floor rooms.

OPEN PLAN LOUNGE / DINING ROOM: 30'0" (into bay) max / 24'10" min x 10'8" max / 9'6" min An outstanding open plan reception room stretching the full depth of the property, offering a superb space for both everyday family living and entertaining. A beautiful PVC double glazed bay window to the front floods the lounge area with natural light, whilst PVC double glazed French doors with full height side windows open directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces. A charming gas coal effect fireplace set upon a marble hearth with matching inset and decorative stone surround creates an attractive focal point. Finished with quality oak flooring throughout, radiator with decorative cover and ample space for both substantial lounge furniture and a family sized dining suite.

KITCHEN: 12'11" max / 8'10" min x 11'11" Beautifully appointed with an excellent range of contemporary matching wall, base and drawer units complemented by luxurious marble work surfaces incorporating a stainless steel sink with inset drainer grooves. Integrated appliances include an oven, hob with extractor hood above and dishwasher. Attractive tiled splashbacks, laminate flooring and a breakfast bar provide both style and practicality for informal dining. An open archway leads into the extended kitchen area, complete with a modern column radiator, additional storage space and room for a fridge freezer. Internal access to the garage is also provided, together with a door leading through to the utility room.

UTILITY ROOM: 11'2" x 6'10" A highly practical addition to the home offering further worktop space with matching base units, plumbing and space for a washing machine, laminate flooring, radiator, PVC double glazed window to the side and obscure glazed PVC door providing convenient side access to the garden. Door leading into the guest WC.

GUEST WC: Fitted with a low flushing WC and hand wash basin with tiled splashback. Finished with tiled flooring and complemented by an obscure PVC double glazed side window.

FIRST FLOOR LANDING: Providing access to all first floor accommodation, together with loft access and a bright, spacious feel throughout.

BEDROOM ONE: 15'0" (into bay) x 10'9" max / 9'10" min A generously proportioned principal bedroom featuring a large PVC double glazed bay window to the front elevation allowing an abundance of natural light. Offering ample space for a king size bed and a comprehensive range of bedroom furniture, together with a radiator.

BEDROOM TWO: 14'8" (into bay) x 10'10" max / 9'11" min A further excellent double bedroom overlooking the beautifully maintained rear garden via a PVC double glazed bay window. Offering generous proportions for bedroom furniture and complemented by a radiator.

BEDROOM THREE: 8'11" x 7'9" A well proportioned third bedroom ideal as a child's room, nursery or home office, benefiting from a PVC double glazed window to the front, built in storage cupboard, radiator and space for additional furniture.

FAMILY BATHROOM: 9'0" max / 5'11" min x 8'10 Beautifully finished with a contemporary white suite comprising a panelled bath with shower attachment, enclosed shower cubicle, low flushing WC and vanity unit incorporating a hand wash basin. Enhanced by stylish tiled surrounds, laminate flooring, modern column radiator and two obscure PVC double glazed windows providing excellent natural light and ventilation.

REAR GARDEN: A true highlight of the property, this beautifully landscaped and exceptionally well maintained rear garden has been thoughtfully designed to provide the perfect balance of family enjoyment, outdoor entertaining and peaceful relaxation. Immediately adjoining the property is a generous block paved patio, creating an ideal space for outdoor dining, barbecues and entertaining guests. Steps lead down to an extensive, immaculately kept lawn, with an attractive stepping stone pathway guiding you through the centre of the garden towards a delightful seating area at the rear. Here, a charming covered pergola provides a wonderful sheltered space to relax and enjoy the surroundings throughout the seasons. The garden is framed by an abundance of mature shrubs, established trees, colourful planting and well stocked borders, offering excellent privacy together with year round interest. Fully enclosed by fencing with the added benefit of rear gated access, this outstanding outdoor space perfectly complements the quality of the accommodation inside.

GARAGE: Accessed via double opening front doors and also internally from the kitchen, the garage provides excellent storage, workshop space or offers exciting potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.