ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
0121 321 2101 suttoncoldfield@acres.co.uk @ www.acres.co.uk



- Well Presented Semi Detached Family Home
- Highly Sought After Location
- Spacious Open Plan Kitchen/Diner
- Generous Lounge
- Utility & WC
- Three Well Proportioned Bedrooms
- Family Bathroom
- Large Rear Garden & Versatile Summer House
- Driveway for Multiple Veichles
- Close to Wylde Green & Boldmere Amenities, Schools and Railway Station





THE BOULEVARD, , B73 5JQ - ASKING PRICE £530,000

Situated along the highly regarded The Boulevard in Wylde Green, this impressive three bedroom semi detached home occupies an enviable position within a popular residential area, ideally placed for access to the excellent amenities of Wylde Green and nearby Boldmere. The property is conveniently located for a range of well regarded local schools, independent shops, cafes, restaurants and everyday amenities, whilst Sutton Park is also within easy reach, providing an abundance of open green space for walking, cycling and family days out. Excellent transport links are close by, including Wylde Green railway station, providing convenient connections towards Birmingham city centre and surrounding areas, whilst the property's position also offers easy access to Sutton Coldfield town centre and the wider road network. Offering an excellent combination of traditional character and generous modern living accommodation, this attractive family home provides spacious and versatile accommodation throughout. Internally, the property retains a number of original features, including stained glass effect windows and an original wooden front door, whilst the impressive open plan kitchen/diner creates a superb central hub for modern family life. Further highlights include three well proportioned bedrooms, a spacious family bathroom, utility room, ground floor WC, useful garage store and an extensive established rear garden complete with a raised entertaining area, pergola and versatile summer house with electricity. With its generous driveway, substantial garden and excellent entertaining space, this is a superb family home with plenty to offer. The property is approached via a tarmac driveway providing parking for multiple vehicles, complemented by a brick border display and lawned fore garden with established trees, bushes and shrubs.

ENTRANCE HALL: Accessed via an original wooden front door with attractive stained glass effect panel window, the welcoming entrance hall benefits from a radiator, oak wooden flooring and useful storage. An opening leads into a storage cupboard with stained glass effect window to the front, together with further understairs storage space. Stairs rise to the first floor landing, with doors leading off to the principal reception and living accommodation.

LOUNGE: 16'07" max x 13'05" min x 11'01" max x 9'11" min A generous and characterful reception room featuring a PVC double glazed bay window overlooking the front garden, radiator and ample space for a range of lounge furniture. A particular focal point is the open recess providing space for a log burner, set upon a marble hearth with decorative wooden beam above, creating an attractive feature to the room.

OPEN PLAN KITCHEN/DINER: 20'02" max x 19'06" min x 13'05" max x 8'11" min A superb open plan family and entertaining space, combining a well appointed kitchen with generous dining and living areas. The room benefits from two PVC double glazed windows overlooking the rear garden, together with impressive PVC double glazed French doors providing direct access outside, flanked by full height PVC double glazed windows which flood the room with natural light. The kitchen is fitted with a porcelain style sink and drainer set into marble work surfaces, complemented by matching base units, wall units and drawers. Integrated appliances include a dishwasher, whilst there is space for a range style cooker with hob and extractor hood over, together with a tiled splashback. There is also space for an American style fridge freezer. A central island provides an excellent focal point and incorporates a marble work surface with matching base units beneath, offering additional preparation and storage space. The remainder of the room provides ample space for a substantial dining table and chairs. Two radiators and laminate flooring complete this impressive room.

UTILITY ROOM:14'04" x 7'04" A useful and practical utility room with part obscure PVC double glazed door providing access to the side. There are marble effect work surfaces with base units beneath, together with designated space for both washing machine and tumble dryer. Further benefits include a radiator, laminate flooring and doors leading to the garage and ground floor WC.

WC: Fitted with a low flushing WC and hand wash basin, together with radiator and laminate flooring.

LANDING: The first floor landing features an original single glazed stained glass window to the side, adding further character, with doors leading to all three bedrooms and family bathroom.

BEDROOM ONE: 12'11" x 11'00" A spacious principal bedroom with PVC double glazed window overlooking the rear garden, column radiator and ample space for a range of bedroom furniture. Loft access is provided via a ceiling hatch with pull down ladders.

BEDROOM TWO: 13'04" x 11'01" A well proportioned second bedroom with PVC double glazed window overlooking the front, column radiator and generous space for bedroom furniture.

BEDROOM THREE: 12'06" x 9'00" A further good sized bedroom with PVC double glazed window to the front, complemented by an additional circular double glazed window which provides an attractive feature. Column radiator and space for bedroom furniture.

FAMILY BATHROOM: 9'01" x 8'10" A generous family bathroom with obscure PVC double glazed window to the rear and fitted with a freestanding bath, large walk in shower, low flushing WC and hand wash basin set into a useful vanity unit. The room benefits from a tiled surround, laminate flooring and door providing access to a storage cupboard.

OUTSIDE

GARDEN: The property benefits from an impressive and established rear garden, offering excellent space for families and entertaining. A block paved patio area provides an ideal seating space immediately to the rear of the property and leads towards a side access point. Beyond this is a substantial lawned garden, with established shrubs, bushes and mature trees positioned to both sides, creating a private and attractive setting. To the centre of the garden is a raised block paved seating and entertainment area, complete with a pergola style covering, providing an excellent space for outdoor dining, entertaining and relaxing during the warmer months. To the rear of the garden is a versatile summer house positioned on a concrete base, with additional space available for further sheds or outbuildings if required.

SUMMER HOUSE: A particularly useful addition to the garden, accessed via French style doors opening directly onto the garden. The summer house benefits from electricity and offers excellent versatility, providing the potential to be used as a home office, children's playroom, hobby room or additional entertaining space, subject to the buyer's requirements.

GARAGE: The garage is accessed via double opening doors to the front and provides useful additional space for storage, alongside the ample driveway parking available to the front of the property. (Please check the suitability of this garage for your own vehicle)





















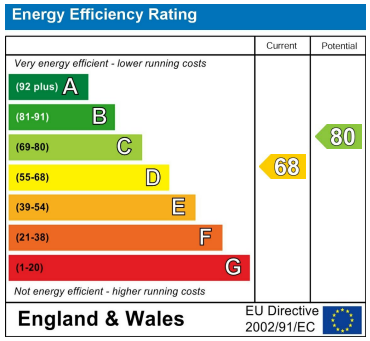
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The Property Ombudsman

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 : E COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101







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.