

# ACRES

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www.acres.co.uk

- Well positioned family home
- Large block paved driveway
- Spacious lounge
- Open plan kitchen diner
- Conservatory
- Three well proportioned bedrooms
- Family bathroom
- Landscaped rear garden
- Substantial summerhouse/den/office
- Internal Viewing is highly recommended



**WHITEHOUSE COMMON ROAD, SUTTON COLDFIELD, B75 6HB - £395,000**



Ideally situated within close proximity to a wide range of local amenities, reputable schools, and excellent transport links, this well presented family home is perfectly positioned for convenient everyday living. The property benefits from easy access to local shops, schools for all age groups, and commuter routes, making it an ideal choice for families and professionals. Set behind a generous block paved driveway providing ample off road parking, the home offers well balanced and versatile accommodation throughout. Internally, the property comprises a spacious lounge, an open plan kitchen diner opening into a bright conservatory, three well proportioned bedrooms, and a family bathroom. Externally, the landscaped rear garden and substantial purpose built summerhouse/den/office provide exceptional flexibility for home working, business use, or leisure, further enhancing the overall appeal of this property. Accessed via a large block paved driveway providing off road parking for multiple vehicles, with an attractive brick wall and pillars to the front, leading to the main entrance.

**HALL:** Entered via a composite front entrance door with obscure glazed panel to centre. Featuring a radiator, staircase rising to the first floor landing, and a door leading through to the lounge.

**LOUNGE:** 16.02 max x 15.00 min x 12.02 PVC double glazed window to the front elevation, radiator, electric flame effect fire set on a wall mounted display and laminate flooring.

**KITCHEN DINER:** 19.05 x 8.09 PVC double glazed window to the rear and PVC double glazed patio doors opening into the conservatory. Fitted with a one and a half bowl sink and drainer set into roll top white work surfaces, with matching base and wall units and drawers. Integrated electric oven and hob with extractor hood over, space for an American style fridge freezer, integrated washing machine, radiator, laminate flooring, and ample space for a dining table and chairs.

**CONSERVATORY:** 10.11 x 9.04 PVC double glazed French doors to the side, with additional PVC double glazed windows to the side and rear elevations, and laminate flooring.

**FIRST FLOOR LANDING:** Obscure PVC double glazed window to the side, air conditioning unit, loft access point, airing cupboard, and further doors leading to:

**BEDROOM ONE:** 12.02 x 12.00 PVC double glazed window to the front elevation, radiator, and space for bedroom furniture.

**BEDROOM TWO:** 10.09 x 8.06 PVC double glazed window to the rear elevation and radiator.

**BEDROOM THREE:** 10.00 x 6.11 PVC double glazed window to the front elevation and radiator.

**BATHROOM:** Obscure PVC double glazed window to the rear. White suite comprising a panelled bath with shower over, low flushing WC, hand wash basin set into a vanity unit, chrome ladder style radiator, and laminate flooring.

**REAR GARDEN:** Featuring a decked seating area, lawned garden with a paved pathway leading to a further paved patio area. The garden benefits from a purpose built summerhouse/den/workshop suitable for external use, a large timber shed provides additional storage, and there is side access to the garden.

**SUMMERHOUSE / DEN / OFFICE:** Room measurements include one room measuring 10.11 x 14.11 and two further rooms each measuring 15.00 x 11.01. A substantial outbuilding comprising three rooms, all with electrics. Two rooms benefit from sink facilities. Featuring PVC double glazed French doors opening to the garden and two PVC double glazed windows to one room. Offering excellent scope and versatility for business use, home office, den, summerhouse, bar, or workshop.

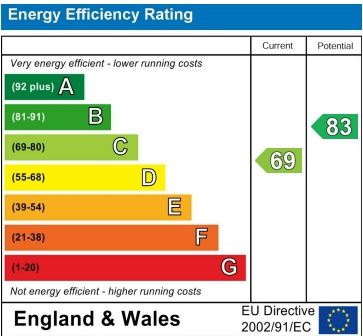




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.