ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Spacious detached family home
- Tarmac driveway providing off road parking
- Double garage
- Two reception rooms
- Open plan breakfast kitchen
- Guest WC and family bathroom plus ensuite to principal bedroom
- Four well proportioned bedrooms, all with built in storage
- Private rear garden
- Conveniently located close to Withy Park, local amenities and reputable schools
- No Chain

PLANTATION DRIVE, , B75 7JQ - OFFERS IN THE REGION OF £520,000

Occupying an enviable corner plot position, this spacious and well appointed detached family home offers generous accommodation throughout, ample driveway parking and a double garage. The property is being sold with no chain benefits from a wrap around lawned fore garden, creating an attractive frontage, while the overall plot size provides both privacy and exciting potential for future extension (subject to the necessary planning permissions). Designed with family living in mind, the layout includes multiple reception rooms, a breakfast kitchen with adjoining utility and four bedrooms, including a principal bedroom with ensuite. Ideally located for families, the property is within easy reach of local amenities, reputable schools and excellent transport links. Withy Park is just a short distance away, offering open green space ideal for dog walking, children's play and weekend strolls. Combining a desirable residential setting with convenience and lifestyle appeal, this home presents a fantastic opportunity for buyers seeking space, flexibility and a prime position.
Accessed via a paved pathway from the front or driveway, the property sits behind a lawned fore garden which wraps around to the side. Being positioned on a corner plot, there is fencing to the front and side, along with a tarmac driveway providing off road parking for two vehicles in front of the double garage.

ENTRANCE HALL: Composite front entrance door with obscure glazed panel to centre, radiator, stairs rising to the first floor landing, understairs storage cupboard and doors leading to:

LOUNGE: 18'06 into bay x 12'00 PVC double glazed bay window to front with fitted shutters, gas coal effect fire set on a marble hearth with decorative surround and two radiators.

GUEST WC: Obscure PVC double glazed window to front, low flushing WC, hand wash basin with tiled splashback and radiator.

DINING ROOM: 11'01 into bay x 10'02 PVC double glazed bay window to side with fitted shutters, radiator and decorative wooden flooring.

BREAKFAST KITCHEN: 19'05 x 9'05 Two PVC double glazed windows to side and rear. Stainless steel one and a half bowl sink and drainer set into roll top work surfaces with matching base and wall units and drawers. Integrated double oven, four ring gas hob with extractor hood over, space for dishwasher and fridge freezer, tiled splashbacks, tiled flooring, breakfast bar area, space for breakfast table and chairs and two radiators.

UTILITY ROOM: 9'05 x 5'06 Double glazed door to rear, stainless steel sink and drainer set into roll top work surfaces with matching base units, space for washing machine and additional fridge freezer, tiled splashback and tiled flooring.

FIRST FLOOR LANDING: PVC double glazed window to front, radiator, storage cupboard and doors leading to:

BEDROOM ONE: 12'03 max 10'04 min x 11'10 PVC double glazed window to front, radiator, two built in wardrobes and door to:

ENSUITE: Obscure PVC double glazed window to side, enclosed shower cubicle, low flushing WC, hand wash basin, tiled surround and radiator.

BEDROOM TWO: 11'09 x 10'02 max 9'03 min PVC double glazed window to side, radiator and built in wardrobe.

BEDROOM THREE: 9'09 x 9'00 PVC double glazed window to rear, radiator and built in wardrobe.

BEDROOM FOUR: 8'09 x 6'07 PVC double glazed window to side, radiator and built in wardrobe/cupboard.

FAMILY BATHROOM: Obscure PVC double glazed window to rear, white suite comprising panelled bath with electric shower over, low flushing WC, hand wash basin, tiled surround and radiator.

REAR GARDEN: Paved patio seating area leading to a lawned garden with trees and shrubs to the rear and side providing additional privacy. Access to the front of the property via a paved pathway, brick wall boundary to side and rear. As a corner plot, there is potential to extend the garden outwards to the boundary line (subject to necessary permissions).

DOUBLE GARAGE: Two up and over garage doors, electric points and excellent storage space, with potential for conversion subject to the relevant planning consents.

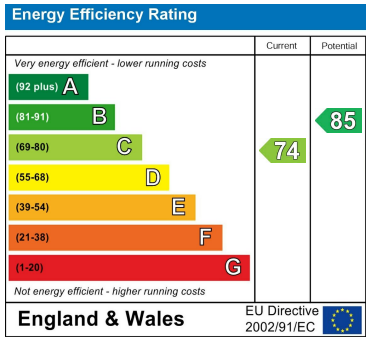
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : F 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.