ACRES

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



- Detached Family Home
- Prime Birmingham Road Location
- Three Spacious Bedrooms
- Two Character Filled Reception Rooms
- Kitchen & Utility Room
- Generous Private Rear Garden
- Driveway with Off Road Parking
- Excellent Extension Potential (STPP)
- No Chain
- Viewing is Recommended





BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1LY - OFFERS OVER £560,000

Situated on the ever popular Birmingham Road, this charming and characterful home enjoys a highly convenient location within easy reach of well regarded local schools, excellent transport links and a variety of nearby shops and amenities and is being sold with no chain. Retaining a wealth of original features throughout, the property offers a rare opportunity for buyers seeking a home with both charm and potential. Set on a generous plot, there is significant scope for extension (subject to the necessary planning permissions), making it an ideal purchase for growing families or those looking to create their forever home. Internally, the property offers spacious and versatile accommodation, including multiple reception rooms, kitchen, and three well proportioned bedrooms. The home further benefits from a large, private rear garden, perfect for outdoor entertaining or future development. Combining character, space and exciting potential, this is a property that truly must be viewed to be fully appreciated.

Accessed via a tarmac driveway with two raised corner display areas featuring lawned patches and established borders, complemented by shrubs to both sides, leading to:

ENTRANCE PORCH: PVC double glazed French doors to front, PVC double glazed windows to both sides and tiled flooring.

ENTRANCE HALL: Original oak wooden Abbey style front door with PVC double glazed windows to either side, radiator, feature fireplace, stairs to first floor landing and doors leading to:

LOUNGE: 19'11" x 11'11" PVC double glazed windows to front and rear, double glazed French door opening to the rear garden, two radiators and an impressive inglenook feature fireplace with original wooden beams to the ceiling.

DINING ROOM: 16'00" x 11'11" max (11'02" min) PVC double glazed window to front, obscure PVC double glazed window to side, radiator and electric coal effect fire set on a tiled hearth with brick inset and surround.

KITCHEN: 11'08" x 8'09" Double glazed window to rear, PVC double glazed window to side, one and a half bowl sink and drainer set into roll top wood effect work surfaces, with matching base and wall units and drawers. Integrated oven and hob with extractor hood over, tiled splashbacks, space for under counter appliance, radiator and tiled flooring.

LEAN-TO / UTILITY AREA: PVC double glazed door leading to the rear garden with two PVC double glazed windows to either side, tiled flooring and space for washing machine and tumble dryer.

GROUND FLOOR WC: Obscure PVC double glazed window to rear, low flushing WC, hand wash basin and radiator.

FIRST FLOOR LANDING: Return staircase leading to landing, PVC double glazed window to rear, loft access point and doors leading to:

BEDROOM ONE: 19'09" x 14'09" max (11'11" min) PVC double glazed windows to front and rear, fitted wardrobes and two radiators.

BEDROOM TWO: 12'02" x 11'11" PVC double glazed window to front and radiator.

BEDROOM THREE: 9'11" x 8'10" PVC double glazed window to front and radiator.

BATHROOM: Obscure PVC double glazed window to rear, panelled bath with shower over, hand wash basin set within a vanity unit with tiled splashback, door to airing cupboard and radiator.

SEPARATE WC: Obscure PVC double glazed window to rear and low flushing WC.

REAR GARDEN: A substantial and private rear garden offering a generous plot, with a paved patio area leading to an extensive lawn, bordered by mature shrubs, bushes and trees to both sides and rear. A paved pathway runs along one side of the garden, leading to an additional seating area at the rear. The garden also benefits from two timber sheds and offers excellent scope for extension (subject to planning permission).





















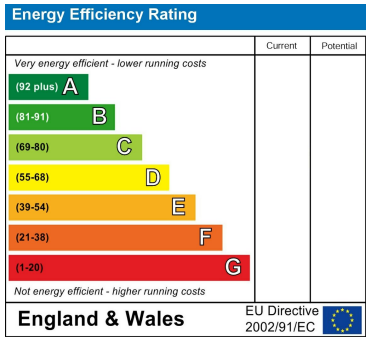
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : 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.