

ACRES

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- Extended Detached Family Home
- No Upward Chain
- Popular Sutton Coldfield Location
- Close to Well Regarded Schools
- Two Generous Reception Rooms
- Extended Breakfast Kitchen
- Downstairs Shower Room
- Four Well Proportioned Bedrooms
- Generous Rear Garden
- Viewing is recommended



HONEYBORNE ROAD, , B75 6BS - OFFERS AROUND £525,000

Situated within a popular residential location in Sutton Coldfield, this spacious family home is ideally positioned for access to a range of well regarded local schools, making it particularly appealing to families. Good Hope Hospital is also within easy reach, whilst excellent transport links provide convenient access to Sutton Coldfield town centre, Birmingham and surrounding areas. A variety of local amenities, shops, eateries and recreational facilities are all readily accessible, with Sutton Park and further leisure opportunities also nearby. Offered for sale with no upward chain, this extended four bedroom detached family home provides well proportioned and versatile accommodation arranged over two floors. The property benefits from a generous driveway, lawned fore garden, porch, two reception rooms, extended lounge and extended breakfast kitchen, together with a downstairs shower room. To the first floor are four bedrooms, family bathroom and separate WC. Externally, there is a substantial rear garden, two useful outbuildings and a garage offering additional storage or potential for conversion, subject to the necessary planning permissions.

Accessed via a tarmac driveway providing off road parking for multiple vehicles, with lawned fore garden having a mature planted corner display and established borders. Stone paved steps lead to

PORCH: PVC double glazed door to front and PVC double glazed window to side and front, leading into:

ENTRANCE HALL: Having obscure single glazed door, stairs rising to first floor landing, radiator, door leading to downstairs shower room and further door leading to:

DOWNSTAIRS SHOWER ROOM: Having obscure PVC double glazed window to side, walk in shower cubicle, tiled walls, low flushing WC, corner hand wash basin and radiator.

SITTING ROOM: 12'6" x 10'6" Having PVC double glazed window to front, radiator, gas fire and ample space for a range of sitting room furniture.

EXTENDED LOUNGE: 21'1" x 10'7" A particularly generous and versatile reception space having PVC double glazed window to rear, two radiators, electric flame effect fire set upon marble hearth with inset and surround, together with ample space for lounge furniture and a dining table and chairs.

EXTENDED BREAKFAST KITCHEN: 21'04" x 8'02" Having PVC double glazed window to rear and obscure double glazed door providing side access. Stainless steel sink and drainer unit set into roll top work surfaces with matching range of base and wall mounted units and drawers, space for cooker, washing machine and under counter fridge, space for breakfast table, radiator, tiled walls and useful pantry style cupboard.

FIRST FLOOR LANDING: Having obscure PVC double glazed window to side, loft access point, door to airing cupboard and further doors leading to all bedrooms and bathroom facilities.

BEDROOM ONE: 12'7" x 10'6" Having PVC double glazed window to front, radiator and ample space for a range of bedroom furniture.

BEDROOM TWO: 10'7" x 5'8" Having PVC double glazed window to rear, radiator and space for bedroom furniture.

BEDROOM THREE: 8'7" x 8'2" Having PVC double glazed window to front, radiator, fitted wardrobe and space for further bedroom furniture.

BEDROOM FOUR: 8'0" x 6'5" Having PVC double glazed window to front, radiator and versatile space suitable for bedroom furniture or use as a home office.

FAMILY BATHROOM: Having obscure PVC double glazed window to rear, panelled bath, hand wash basin, tiled walls and radiator.

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

REAR GARDEN: Having paved patio area leading via steps up to a lawned garden with planted borders and fencing to boundaries. Greenhouse to one side, doors leading to two useful outbuildings providing further storage and side access to both sides of the property leading to the front.

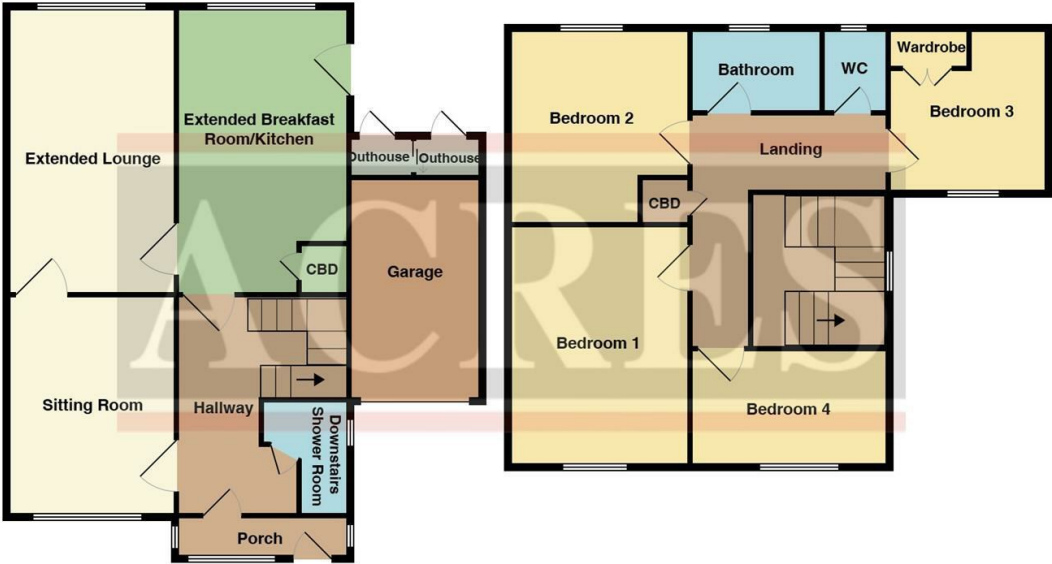
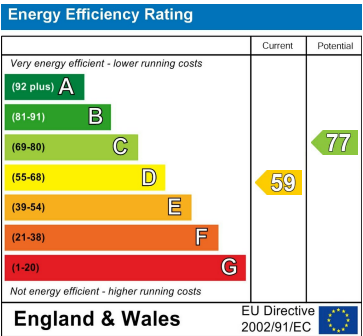
GARAGE: Having up and over door to front, providing useful storage and offering potential for conversion, subject to the necessary planning permissions and consents. (Please check the suitability of this garage for your own vehicle)



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.