

ACRES

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

@ www.acres.co.uk

- Spacious detached family home
- Enclosed porch and entrance hall
- Lounge, Dining room and Sitting Room
- Breakfast Room and Conservatory
- High gloss fitted kitchen and separate utility room
- Five Bedrooms
- Ensuite and family bathroom
- Wide Fore garden offering multiple parking and access to garage front
- Large mature rear garden
- Viewing is highly recommended.



HALTON ROAD, SUTTON COLDFIELD, B73 6NU - OFFERS AROUND £625,000

Nestled on Halton Road in the charming area of Sutton Coldfield close to the beauty spot that is Sutton Park, this impressive, freehold, detached house offers a perfect blend of elegance and comfort. This large executive style property boasts an abundance of space, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance hall, leading to three well appointed reception rooms, including a spacious lounge, a formal dining room, and a cosy sitting room, each designed to provide a welcoming atmosphere for both relaxation and entertaining. The breakfast room and conservatory further enhance the living space. The fitted kitchen is both functional and stylish, equipped with modern appliances and ample storage leading to a convenient utility room. To the first floor are five generously sized bedrooms, one bedroom with an ensuite bathroom and a family bathroom. Outside is a very wide fore garden offering multiple parking space and access to garage front. With its prime location in Sutton Coldfield, this home is well positioned to take advantage of local amenities, schools, and parks, making it a desirable choice. Council tax D. EPC rating D.

Access is via a wide brick blocked fore garden offering multiple parking spaces, and raised planted bed

ENCLOSED PORCH: Double glazed door and windows, tiled floor leading to a timber and glazed reception door into:

HALLWAY: Newel and balustrade staircase to first floor, radiator, door into cloak cupboard, opaque leaded light window to side, doors into lounge dining room, breakfast room and kitchen

LOUNGE: 17'00" x 12'00" max 10'10" to chimney breast . Double glazed leaded light bay to front, plate rail, two radiators

DINING ROOM: 15'1" x 11'0" Double glazed window system to rear including double doors to conservatory, coving and spotlights to ceiling, radiator

SITTING ROOM: 12'10" max into bay x 7'8" Double glazed bay to front, spotlights to ceiling, radiator

BREAKFAST ROOM: 11'2" x 7'7" Spotlights to ceiling, radiator, door into under stairs storage and open access to:

CONSERVATORY: 17'00" max 14'4" min x 7'7" Double glazed windows to rear and sides, double and single doors to garden

KITCHEN: 13'3" x 7'5" Having a range of white high gloss drawer, base and eye level cupboards, four ring electric hob with extractor hood over, glazed splash back, double oven/grill combination, integrated fridge freezer and dishwasher, contrasting work surfaces and upstands, white crock one and half bowl sink and drainer, double glazed window to rear, double glazed door to side, door into

UTILITY: 7 '10" x 7'10" Space and plumbing for washing machine, space for dryer, wall mounted gas central heating boiler, work surface and upstands

FIRST FLOOR LANDING: Spotlights to ceiling door into airing cupboard, further doors into:

BEDROOM ONE: 13'5" max into bay x 12'00" Double glazed leaded light bay window to front, wardrobes and over head storage to one side, radiator

BEDROOM TWO: 14'8" x 1'00" A second excellent double bedroom with double glazed window to rear, coving to ceiling, radiator

BEDROOM THREE: 16'6" max into bay 14'2" min x 8'2" An excellent suite with double glazed leaded light bay window to front and double glazed leaded light window to side, radiator, door into

ENSUITE: Self-contained shower cubicle with electric shower, wash hand basin and close coupled WC, tiling to part walls and floor, double glazed opaque window to side, spotlights to ceiling

BEDROOM FOUR: 8'00" x 6'8" Double glazed leaded light window to front, radiator

BEDROOM FIVE: 8'8" x 5'7" Double glazed window to rear, radiator, access to loft space

FAMILY BATHROOM: A lovely large bathroom with stand alone roll edge claw footed bath, self contained shower cubicle with fitted multi functional shower, pedestal wash hand basin and close coupled WC, spotlights to ceiling, double glazed opaque window, chrome vertical radiator

REAR GARDEN: A wonderful long modern garden with large patio to front and Pagoda, lawn with planted borders, to far rear is further garden space with pathway, timber decked area, garden shed and greenhouse

GARAGE: A shaped garage with up and over door to front, door to rear. (please check the suitability of this garage for your own vehicle)

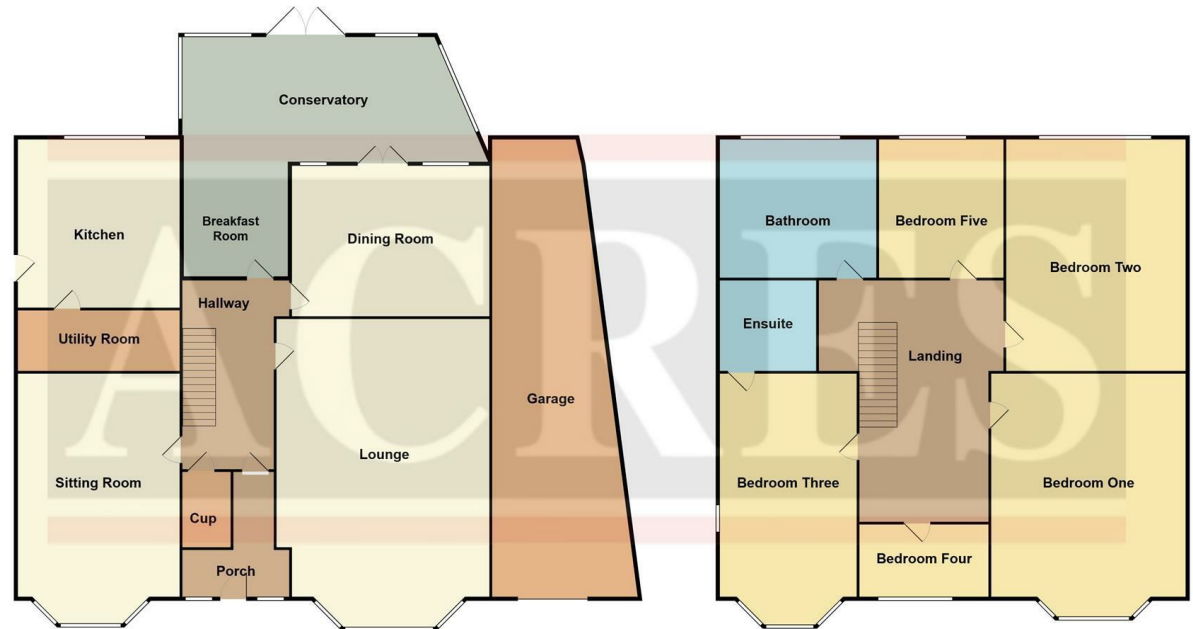
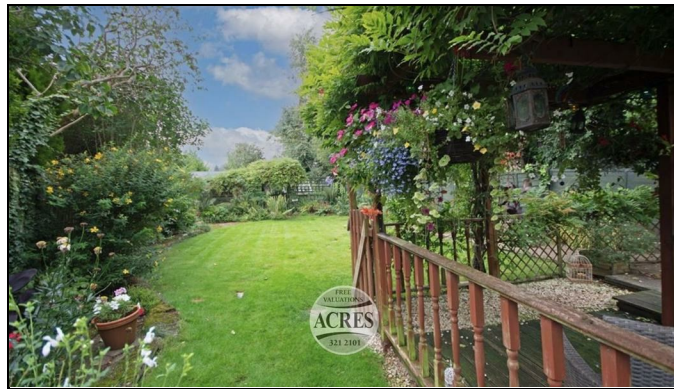


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		



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.