

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Well presented and deceptively spacious three bedroom detached family home
- Generous family lounge with ample space
- Well equipped breakfast kitchen with a comprehensive range of wall and base units
- Separate dining room featuring an attractive bay window
- Three well proportioned bedrooms
- Adjoining utility room providing additional storage and laundry facilities.
- Contemporary family bathroom
- Beautifully landscaped rear garden
- Paved patio area ideal for outdoor dining and entertaining
- Viewing is highly recommended



BLAKEMORE DRIVE, SUTTON COLDFIELD, B75 7RN - £500,000

A well presented and deceptively spacious three bedroom detached family home, offering flexible accommodation and a beautifully landscaped rear garden. An enclosed porch leads into a welcoming entrance hall with storage and a guest cloakroom/WC. To the rear, the generous family lounge provides space for both seating and dining, with French doors opening onto the garden. The breakfast kitchen is fitted with a range of wall and base units, integrated appliances and ample worktop space. A separate bay fronted dining room offers additional reception space, while the adjoining utility room provides further storage, laundry facilities and garden access. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and an ensuite shower room, while bedrooms two and three are both comfortable doubles. Outside, the landscaped rear garden features a paved patio and mature planting, creating a private setting for outdoor dining and entertaining. Access is available from both the lounge and utility room. This attractive detached home combines spacious accommodation, practical family living and appealing outdoor space, making it ideal for a variety of purchasers
Set back from the road behind a multi vehicular block paved drive with ornamental garden to side, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: An internal glazed door opens to:

ENTRANCE HALL: Doors open to storage, guest cloakroom / WC and kitchen, glazed door to lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 18'10 x 11'09: PVC double glazed French doors and windows to rear, space for complete lounge suite as well as dining table and chairs, radiator, glazed door back to entrance hall.

BREAKFAST KITCHEN: 13'10 x 6'09: PVC double glazed window to porch, matching wall and base units with recesses for dishwasher, integral fridge / freezer and oven with grill over, roll edged work surface with one and a half sink drainer unit, electric hob having extractor canopy over, tiled splashbacks, integral microwave, radiator, door back to entrance hall and access is provided to:

DINING ROOM: 15'02 (into bay) x 13'03 max / 8'10 min: PVC double glazed bay window to fore, obscure window to side, space for dining table and chairs, radiator, access back to breakfast kitchen and door opens to:

UTILITY: 8'04 x 6'08: PVC double glazed window to rear with door to side, matching wall and base units with recesses for washing machine and dryer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, door back to dining room.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 10'05 x 9'11: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising corner shower with splash screen door, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 12'05 x 11'07: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 11'06 x 8'08: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door to storage and door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to a landscaped garden, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to lounge and to utility.



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 : D **COUNCIL :**

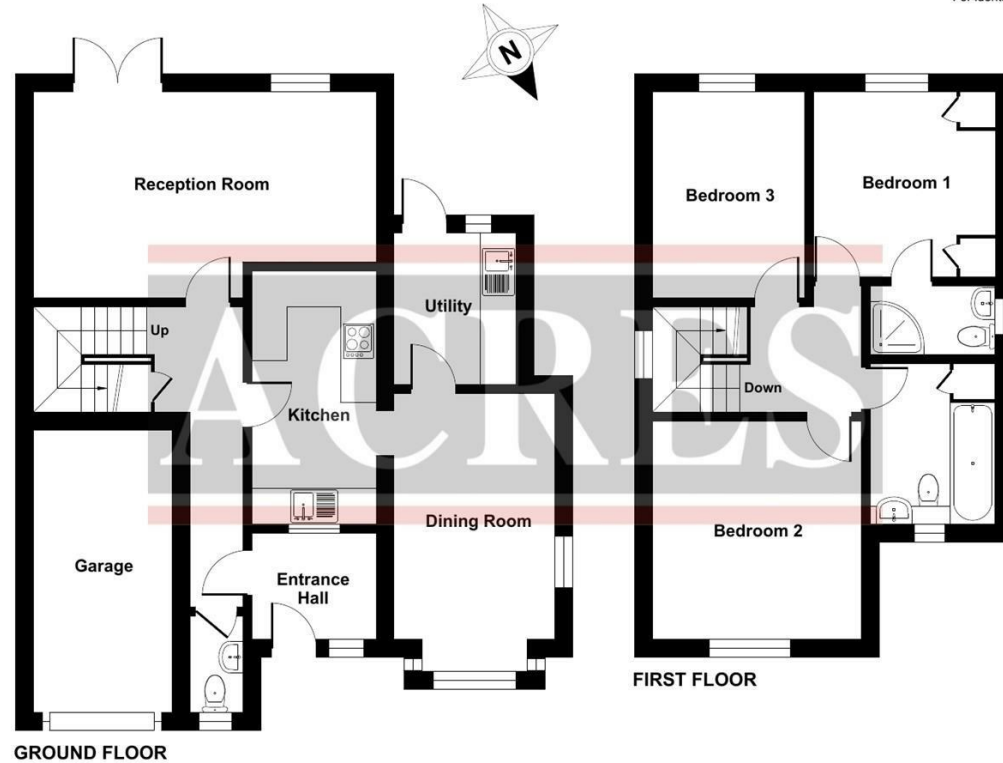
VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Blakemore Drive, Sutton Coldfield, B75

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Acres Estate Agent. REF: 1478330

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.

