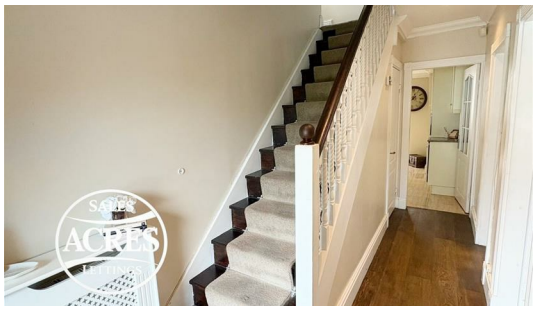
# ACRES

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

- Beautifully Presented Throughout with Spacious Accommodation
- Substantial Three Bedroom Detached Family Home
- Two Generous Reception Rooms Plus Sun Room
- Impressive Open-Plan Family Kitchen
- Loft Room with Shower Room & Further Potential
- Luxurious Family Bathroom with Jacuzzi Bath
- Landscaped Rear Garden
- Block Paved Driveway for Multiple Vehicle
- No Chain
- Close to Excellent Schools, Local Amenities & Transport Links



## *FERNWOOD ROAD, SUTTON COLDFIELD, B73 5BQ - OFFERS AROUND £545,000*

Situated in a highly sought after residential location, this substantial three bedroom detached family home enjoys a prime position close to an excellent range of local amenities, well regarded schools and convenient transport links, making it ideal for families and commuters alike. Well presented throughout and offering exceptionally generous living accommodation, the property has been thoughtfully designed to provide versatile spaces for modern family life, with multiple reception rooms, an impressive open plan kitchen, and a stunning loft room complete with its own shower room. Externally, the property immediately impresses with a spacious block paved driveway providing off road parking for multiple vehicles. A low brick boundary wall with mature hedging offers both privacy and kerb appeal, while a covered canopy porch with tiled flooring leads to the welcoming entrance hall. The entrance hall features a wooden front door with an attractive stained glass style panel, wood effect laminate flooring, a radiator with decorative cover, staircase rising to the first floor, access to the guest WC and doors leading to the principal ground floor accommodation.

GUEST WC: Fitted with a low flushing WC and corner hand wash basin set within a vanity unit, complemented by tiled splashbacks, tiled flooring and useful guest facilities.

SITTING ROOM / DINING ROOM: 19'11" x 14'00" A superb dual purpose reception room offering excellent versatility, currently arranged as both a formal sitting room and dining room. The room benefits from a PVC double glazed bay window together with an additional PVC double glazed window to the front elevation, allowing an abundance of natural light. Two radiators, wood effect laminate flooring throughout and an attractive archway subtly separates the two areas whilst maintaining an open and sociable feel.

LOUNGE: 18'11" x 13'10" A wonderfully spacious main family lounge featuring a PVC double glazed window overlooking the rear garden together with PVC double glazed French doors providing direct access outside. Two radiators with decorative covers, an electric flame effect wall mounted fire creating an attractive focal point, and ample space for a full range of lounge furniture.

KITCHEN: 19'01" x 11'06" An impressive family kitchen fitted with an extensive range of matching base units, wall units and drawers beneath roll top work surfaces incorporating a stainless steel sink with inset drainer grooves. Integrated appliances include an eye level oven and grill, microwave, dishwasher, washing machine and tumble dryer, together with space for an American style fridge freezer. A central matching island provides additional storage, breakfast bar seating and incorporates a five ring gas hob with extractor canopy above. Further features include brick style splashback tiling, tiled flooring, two radiators, a PVC door with obscure glazed panel providing side access, and an open archway leading seamlessly into the sunroom.

SUNROOM: 12'06" x 9'10" A bright and versatile additional reception space enjoying PVC double glazed windows to the rear and side elevations together with PVC double glazed French doors opening onto the garden. Continuing tiled flooring, two radiators and ample room for either dining furniture or a relaxed seating area make this an excellent year round living space.

FAMILY ROOM / PLAYROOM: 13'05" x 7'02" A flexible room that be utilized as a playroom, home office or additional reception room, with access into the garage, door to a useful storage cupboard and potential for a variety of alternative uses depending upon individual requirements.

FIRST FLOOR LANDING: Having an obscure PVC double glazed window to the side elevation, doors leading to all bedrooms and family bathroom. Loft access point fitted with pull down ladders;

BEDROOM ONE: 19'10" x 13'07" max (11'10" min) A superb principal bedroom of exceptional proportions featuring both a PVC double glazed bay window and an additional PVC double glazed window to the front elevation. PVC double glazed French doors open to a balcony overlooking the rear garden. The room also benefits from two radiators and ample space for a comprehensive range of bedroom furniture.

BEDROOM TWO: 13'10" x 9'08" A generously proportioned double bedroom with PVC double glazed window overlooking the rear garden, radiator and space for a range of bedroom furniture.

BEDROOM THREE: 9'10" x 9'00" A well proportioned third bedroom featuring a PVC double glazed window to the front elevation, radiator with decorative cover, built in storage cupboard and space for bedroom furniture.

LOFT ROOM: Loft access point fitted with pull down ladders leading to a versatile loft room with a double glazed skylight, its own en-suite shower room and offers excellent additional storage or potential for a variety of further uses, subject to any necessary consents.

FAMILY BATHROOM: 10'04" x 7'01" Beautifully appointed with a contemporary suite comprising an enclosed corner shower cubicle, jacuzzi style bath, low flushing WC, bidet and a striking glass wash hand basin set within a matching glass vanity unit. Complemented by extensive wall tiling, tiled flooring, chrome ladder style heated towel radiator and obscure PVC double glazed windows to the side and rear elevations.

OUTSIDE: The rear garden has been thoughtfully landscaped to create an excellent space for outdoor living and entertaining. A newly laid paved patio provides generous seating and entertaining space, with steps rising to a raised AstroTurf lawn bordered by raised planting beds with decorative stone chippings. The garden is enclosed by fencing to all boundaries and also benefits from gated side access leading to the front of the property.

GARAGE / STORE: Accessed via an up and over garage door, providing excellent storage space with internal access from the family room. (Please check the suitability of this garage for your own vehicle)

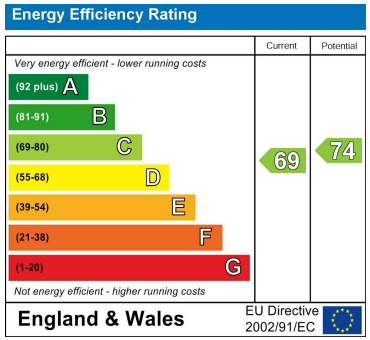
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.