

ACRES

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- Four, good bedrooms
- Well appointed, family bathroom with roll top bath
- Attractive, spacious lounge
- Additional playroom/ den
- Superb, full-width, open-plan, fitted kitchen to
- Open plan family/ breakfast area
- Utility room/ guest WC
- Much improved & well presented
- Central, convenient, and sort after location
- Excellent schools and public transport



SUNNYBANK ROAD, SUTTON COLDFIELD, B73 5RJ - ASKING PRICE £575,000

This delightful and imposing freehold, detached family home is beautifully presented, much improved, and thoughtfully extended, offering generous living space throughout. Ideally located in a prime, sought after central position, the property is within walking distance of excellent public transport links, including Wylde Green train station and the Cross-City Line. Furthermore the property is conveniently situated approximately one mile from the popular Boldmere High Street, home to a variety of cafés, restaurants, and independent shops, and the stunning 2,400-acre Sutton Park. The property is served by well regarded schools and benefits from gas central heating and PVC double glazing (both where specified).

Tastefully decorated and designed with family living in mind, the spacious accommodation briefly comprising: enclosed porch, welcoming reception hall, guest cloakroom/WC, attractive lounge, versatile playroom/den, and a full width, comprehensively fitted breakfast kitchen with central island, open-plan to a dining/family sitting area and utility room. To the first floor are four well proportioned bedrooms, a well-appointed family bathroom with a feature roll-top bath, separate WC, and to the rear a beautifully maintained rear garden, stocked with a variety of mature plants and shrubs. Council tax band: E.

Set back from the road behind a multi-vehicle block paved driveway, access is going to the property via PVC double glazed door opening to

FULLY ENCLOSED PORCH: Timber stained door with obscure inset to:

RECEPTION HALL: Two obscure windows to front, double radiator, and wood laminate flooring.

ATTRACTIVE LOUNGE: 15'1" into bay x 11'3" max 10' min. Tall wide PVC double glazed bay window to fore, two double radiators, and fireplace recess.

PLAYROOM/DEN: 8'10" x 6'10". PVC double glazed window to front, double radiator, and wood laminate flooring.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM: 26' x 15'7" max 11' min.

FAMILY/DINING AREA: Two arched PVC double glazed windows to rear, part vaulted ceiling with double glazed inset, Velux windows, tall contemporary radiator, space for sofa and dining table, being open plan to:

FITTED BREAKFAST KITCHEN: PVC double glazed bay window to rear with central double glazed double French doors to garden, wide central island unit with inset one and a half bowl sink unit and two space breakfast bar, fitted base unit with integrated dishwasher. There is a further comprehensive range of high gloss units to both base and wall level, including integrated fridge freezer, stainless steel range style cooker with twin ovens, fitted microwave, additional roll edged work surfaces with upstands, and tall contemporary radiator.

UTILITY ROOM: 7'1" x 5'1". PVC double glazed window to side, fitted wall and base unit, roll edged work surfaces, and recess for appliances.

GUEST CLOAKROOM/ WC: White low flushing WC, wash hand basin, and wood laminate flooring,

STAIRS TO SPLIT DIRECTIONAL LANDING:

BEDROOM ONE: 15'7" x 11' max 9'3" min. PVC double glazed window to fore, and radiator.

BEDROOM TWO: 15' x 10'10" max 8'9" min. PVC double glazed window to rear, and radiator.

BEDROOM THREE: 12'8" x 7'9". PVC double glazed window to front, and radiator.

BEDROOM FOUR: 8'10" max 6'9" min x 6'4". PVC double glazed window to front, radiator, and wood laminate flooring.

FAMILY BATHROOM: PVC double glazed obscure arched window to rear, matching white suite comprising feature freestanding, roll top clawfoot bath, wash hand basin, enclosed separate shower cubicle, and tall contemporary radiator.

SEPARATE WC: PVC double glazed obscure window to side with shutters, matching white low flushing WC, and wash hand basin.

OUTSIDE: Paved patio area leading to a lawned rear garden, flanked by borders with timber fencing, mature hedges, and a variety of flower beds.

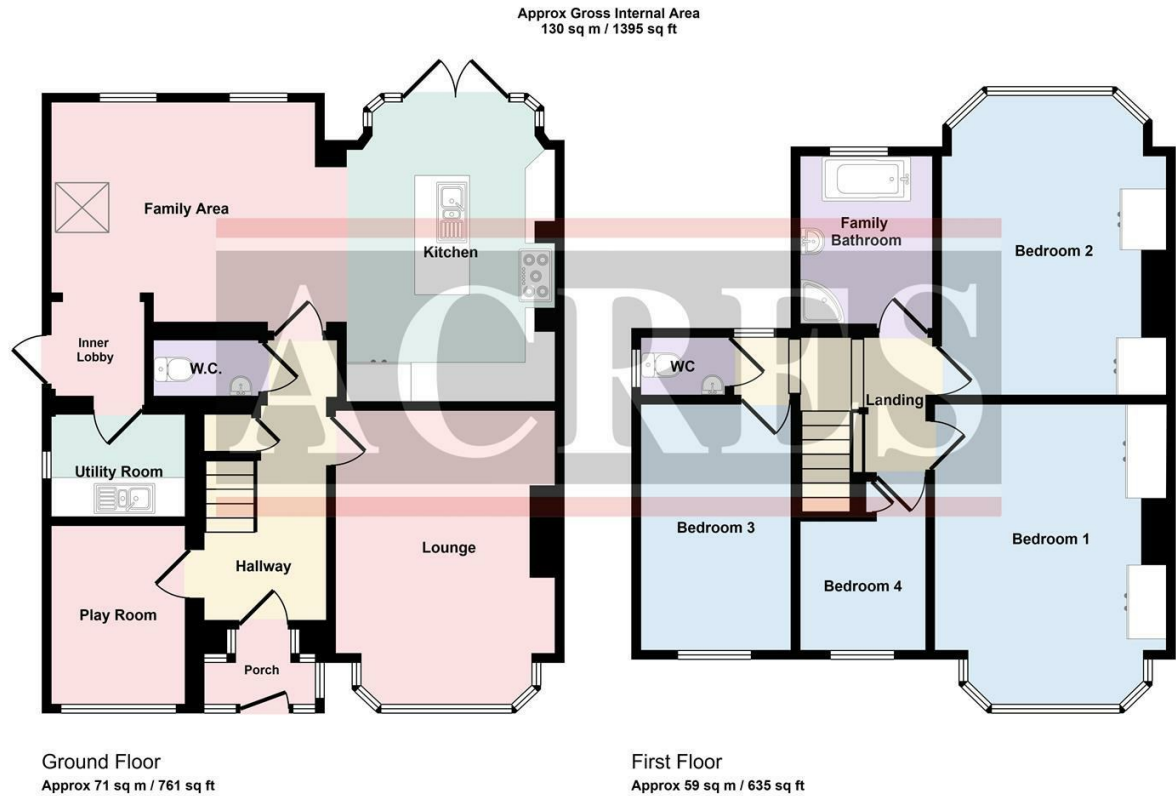


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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		79
(55-68) D	66	
(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 floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

