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



- Five bedroom detached family home
- Situated on Station Road
- Excellent access to transport links and well regarded schools
- Generous plot
- Spacious lounge, Separate dining room
- Kitchen with adjoining breakfast area
- Two bath/shower rooms plus additional ground floor WC
- Well established rear garden
- Significant scope for modernisation and extension (subject to planning permission)
- No Chain





STATION ROAD, SUTTON COLDFIELD, B73 5JZ - OFFERS AROUND £595,000

Situated on the ever popular Station Road, this impressive five bedroom detached family home enjoys a highly sought after location just a short distance from Boldmere High Street, offering an excellent array of shops, cafes, and local amenities and is being sold with no chain. The property is perfectly positioned for convenient access to well regarded schools and excellent transport links, making it an ideal choice for growing families and commuters. Set back from the road behind a generous frontage, the home immediately presents a sense of space and privacy, with ample off road parking and established surroundings enhancing its kerb appeal. Internally, the property offers substantial and versatile accommodation throughout, providing the perfect canvas for a family to create their long term home. With multiple reception rooms, a spacious kitchen and breakfast area, and five well proportioned bedrooms, the layout lends itself effortlessly to family living. While already offering generous space, the property also presents exciting potential for further enhancement or reconfiguration, subject to the relevant permissions and is priced accordingly, allowing buyers to truly make the home their own. Coupled with its large, well established rear garden and excellent overall footprint, this is a rare opportunity to acquire a home of both size and future potential in one of the area's most desirable locations.
Accessed via a tarmac driveway providing off road parking for multiple vehicles, and an electric charging point. The property is complemented by a generous corner frontage featuring a well maintained lawn, bordered by a variety of mature plants, shrubs, and bushes to both the front and side, with access leading to a canopy porch.

CANOPY PORCH / VESTIBULE HALL: An arched style canopy porch leads into the vestibule hall via a single glazed wooden door, flanked by obscure double glazed windows to either side. The hallway includes a radiator, staircase rising to the first floor landing, and doors leading to the principal ground floor accommodation.

DINING ROOM: 14'03" max (10'08" min) x 13'05" Having a PVC double glazed bay window to the front elevation, radiator, and an electric coal effect fireplace set within a wooden surround.

LOUNGE: 24'02" x 12'05" A spacious reception room featuring PVC double glazed patio doors opening onto the rear garden, with additional PVC double glazed windows to either side, an obscure PVC double glazed window to the side, radiator, and an electric coal effect fireplace set on a wooden surround.

KITCHEN: 20'07" max (16'11" min) x 9'08" Fitted with a stainless steel sink and drainer set within roll top work surfaces, complemented by a range of matching English Rose design units with drawers. There are two PVC double glazed windows to the rear and side elevations, space for white goods, half tiled surround, laminate flooring, radiator, and a door leading to a useful storage cupboard.

BREAKFAST AREA:10'02" x 7'00" Having a PVC double glazed window to the rear, part obscure door to the side, and open access through to the kitchen.

GUEST WC: Fitted with a low flushing WC and hand wash basin, with an obscure PVC double glazed window to the side.

FIRST FLOOR LANDING: With loft access point, radiator, and doors leading to all first floor accommodation.

BEDROOM ONE: 14'08" (into bay) x 10'05" Featuring a PVC double glazed bay window to the front, radiator, built in double wardrobe, and a hand wash basin.

BEDROOM TWO: 14'07" x 12'04" max (10'06" min) With a PVC double glazed window to the rear, radiator, and built in double wardrobes.

BEDROOM THREE: 12'09" x 8'10" Having a PVC double glazed window to the front with radiator and wash basin included.

BEDROOM FOUR: 9'11" x 8'00" With a PVC double glazed window to the front and fitted storage.

BEDROOM FIVE: 10'02" x 7'00" Having a PVC double glazed window to the rear and space for bedroom furniture.

FAMILY BATHROOM: Fitted with a panelled bath and hand wash basin, complemented by a half tiled surround, obscure PVC double glazed window to the rear, and a door leading to the airing cupboard.

SHOWER ROOM: Comprising an enclosed corner shower unit, low flushing WC, and hand wash basin, with tiled surround, tiled flooring, radiator, and an obscure PVC double glazed window to the side.

GARAGE: A spacious garage providing excellent storage, with double opening doors to the front and internal access into the property.

REAR GARDEN: A generously sized and well established rear garden featuring two separate lawned areas, divided by mature trees, bushes, and planting. The garden is bordered by hedges on both sides, and includes a paved patio seating area, timber shed to the rear, and side access leading to the front of the property.





















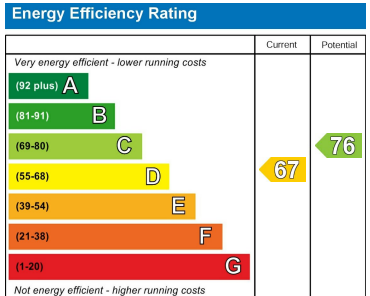
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

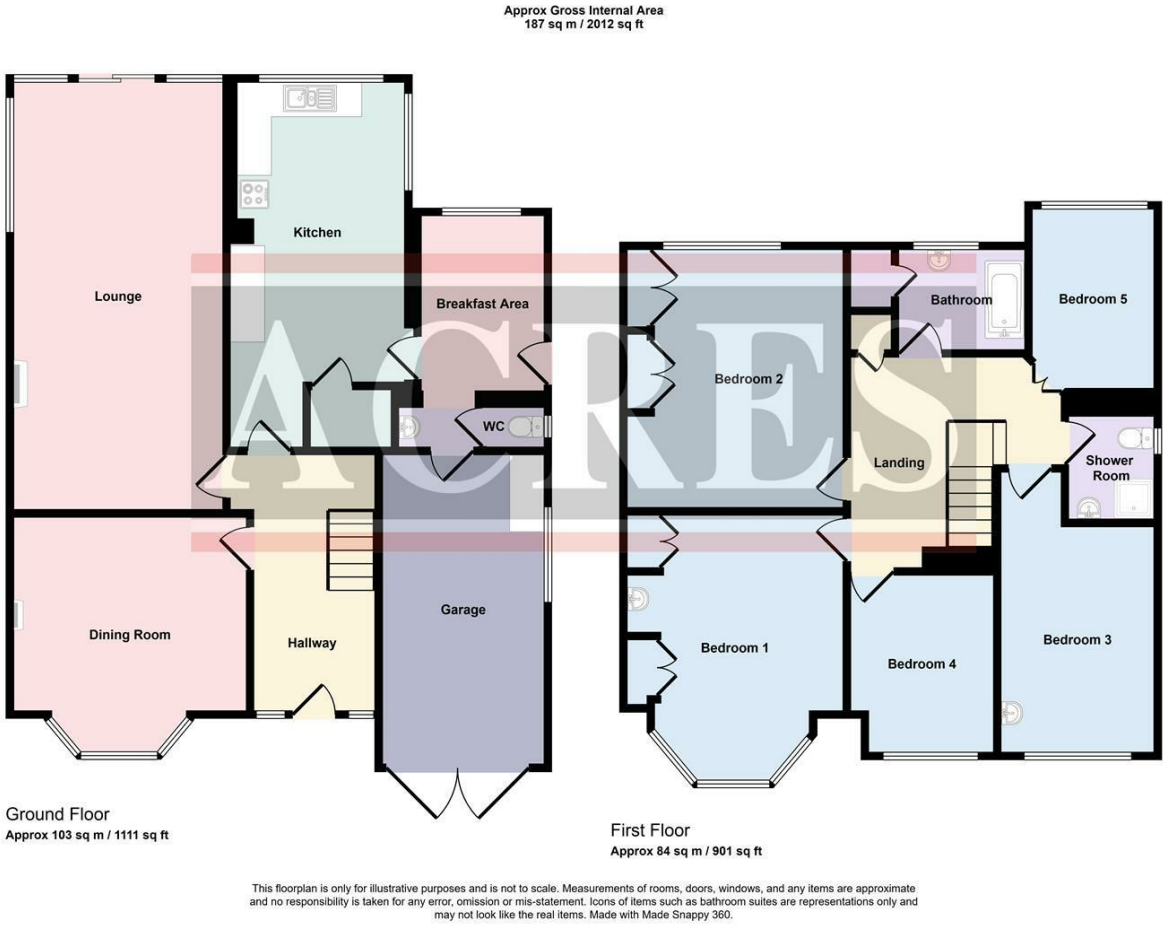
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101







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.