

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Spacious and well presented family home
- Generous through lounge and dining area
- Bright conservatory
- Modern breakfast kitchen
- Versatile converted garage
- Three Bedrooms
- Contemporary family shower room
- Large driveway
- Private, tiered rear garden
- Located close to well regarded schools, transport links and local amenities



**COPPICE VIEW ROAD, SUTTON COLDFIELD, B73 6UE - OFFERS AROUND £365,000**

Situated in a highly desirable residential location, this well proportioned family home benefits from close proximity to a range of well regarded local schools, excellent transport links, and a variety of everyday amenities. Convenient access to nearby road networks and public transport makes commuting straightforward, while local shops, supermarkets, and leisure facilities are all within easy reach, catering perfectly to modern family living. The property is also ideally positioned near the beautiful Sutton Park, one of Europe's largest urban parks, offering an abundance of green space, scenic walks, and outdoor activities right on your doorstep. Combining generous internal accommodation with a sought after location, this home presents an excellent opportunity for families seeking both convenience and lifestyle.

Accessed via a generous tarmac driveway providing off road parking for multiple vehicles, leading to:

**PORCH:** Part PVC double glazed entrance door to the front with PVC double glazed windows to the front and side, offering useful space for coats and shoe storage, and opening into:

**HALLWAY:** Obscure panelled entrance door with matching obscure side panels, radiator, stairs rising to the first floor landing, door to storage cupboard, and further doors leading to:

**DINING ROOM:** 12'05" max x 11'05" (11'03" min) PVC double glazed bay window to the front, radiator, ample space for dining furniture, and open through to:

**LOUNGE:** 12'05" max x 12'05" (11'03" min) PVC double glazed patio doors leading to the conservatory, radiator, and feature electric coal effect fire set on a marble hearth with surround, creating a central focal point.

**CONSERVATORY:** 11'07" x 10'03" PVC double glazed windows to the side and rear and French doors opening to the side, providing a pleasant additional reception space overlooking the garden.

**BREAKFAST KITCHEN:** 16'04" x 9'09" max (8'05" min) Fitted with a range of matching base and wall units with roll top work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include oven with four ring gas hob and extractor hood over, fridge freezer, washing machine, and dishwasher. Two PVC double glazed windows to the rear, obscure PVC double glazed door to the rear, space for a breakfast table, and column radiator.

**FAMILY ROOM:** 17'05" x 9'04" Converted from the original garage, this versatile space features a PVC double glazed window and composite door to the front, radiator, and offers flexibility for use as an additional bedroom, home office, or further sitting room.

**LANDING:** Obscure PVC double glazed window to the side, loft access point, and doors leading to:

**BEDROOM ONE:** 13'05" x 10'01" PVC double glazed bay window to the front, radiator, and fitted double wardrobe with mirrored sliding doors.

**BEDROOM TWO:** 12'06" x 12'06" max (10'06" min) PVC double glazed window to the rear, radiator, and built in wardrobe with mirrored sliding doors.

**BEDROOM THREE:** 6'10" x 6'09" PVC double glazed window to the front, radiator, and space for a single bed.

**BATHROOM:** Modern suite comprising a large walk in shower with glass side screen, low flushing WC, hand wash basin set within a vanity unit, column radiator, built in storage cupboard, and tiled surrounds.

**REAR GARDEN:** A well maintained, tiered rear garden featuring a stone paved patio area ideal for outdoor seating, with steps leading down to a paved pathway running alongside a lawn with planted borders. Further steps lead to a second lawned area with two timber sheds, all enclosed by fencing. An external WC is also accessible from the patio area.



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> 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.

