

# ACRES

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- Sought after location
- Walking distance to Wylde Green train station
- Spacious detached family home
- Generous L shaped rear garden
- Hidden allotment style garden area
- Separate dining room and spacious lounge
- Three double bedrooms
- Family Bathroom and WC
- Off road parking to the front
- Close to schools, shops and local amenities



**HIGHBRIDGE ROAD, SUTTON COLDFIELD, B73 5QT - OFFERS AROUND £530,000**

Occupying a generous plot and offering excellent scope for further enhancement, this well presented three bedroom detached family home enjoys a desirable position close to Boldmere High Street with its array of shops, cafes and amenities, while also benefiting from excellent transport links including nearby Wylde Green train station, well regarded schools and convenient local amenities. Offering spacious and versatile accommodation throughout, the property is ideal for families seeking both indoor and outdoor living space, with the added benefit of practical off road parking and well proportioned rooms across both floors. The property is approached via a paved frontage with attractive stone built garden displays, one of which is currently utilised as off road parking. Internally, the home briefly comprises a welcoming entrance porch, spacious hallway, fitted kitchen, separate dining room, comfortable lounge, garden room, guest WC, three well sized bedrooms, family bathroom and separate WC. To the rear is a substantial L-shaped garden with mature borders, patio seating areas and a hidden allotment style section offering excellent versatility.

**PORCH:** Obscure PVC double glazed composite entrance door to front with obscure glazed side panel and further door leading into hallway.

**HALLWAY:** Part obscure glazed entrance door, radiator, stairs leading to first floor landing, door to guest WC and further doors leading to:

**KITCHEN:** 8'10" x 7'11" PVC double glazed window to front, stainless steel sink and drainer set into marble effect work surfaces with matching base and wall units, integrated Neff oven with four ring gas hob, integrated slimline dishwasher, inglenook space for under counter white goods and additional storage space and room for an under counter fridge.

**DINING ROOM:** 15'08" x 8'10" PVC double glazed window to front, radiator and ample space for dining room furniture.

**LOUNGE:** 16'08" x 12'04" max / 8'06" min PVC double glazed window to rear, gas coal effect fireplace set upon a marble hearth with inset and wooden surround, radiator, ample space for lounge furniture and door leading to:

**GARDEN ROOM:** PVC double glazed patio doors opening onto the rear garden, ideal for additional seating, storage or flexible use space.

**GUEST WC:** Low flushing WC, hand wash basin with tiled splashback.

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

**BEDROOM ONE:** 13'07" x 10'05" PVC double glazed window to front, radiator and space for bedroom furniture.

**BEDROOM TWO:** 13'01" max x 9'10" min x 8'01" PVC double glazed window to rear and radiator.

**BEDROOM THREE:** 9'03" x 8'06" PVC double glazed window to rear, additional PVC double glazed window to side and radiator.

**BATHROOM:** Obscure PVC double glazed window to front, panelled bath with shower over, hand wash basin, half tiled walls and chrome effect ladder style radiator.

**SEPARATE WC:** Obscure PVC double glazed window to side and low flushing WC.

**REAR GARDEN:** A substantial rear garden commencing with a paved patio area leading through to a mainly lawned L shaped garden offering excellent potential for landscaping. The garden is bordered by mature trees, shrubs, bushes and plants providing a high degree of privacy. A gate leads through to a hidden garden section currently used as an allotment area, offering fantastic versatility for gardening enthusiasts or alternative uses at the purchaser's discretion.



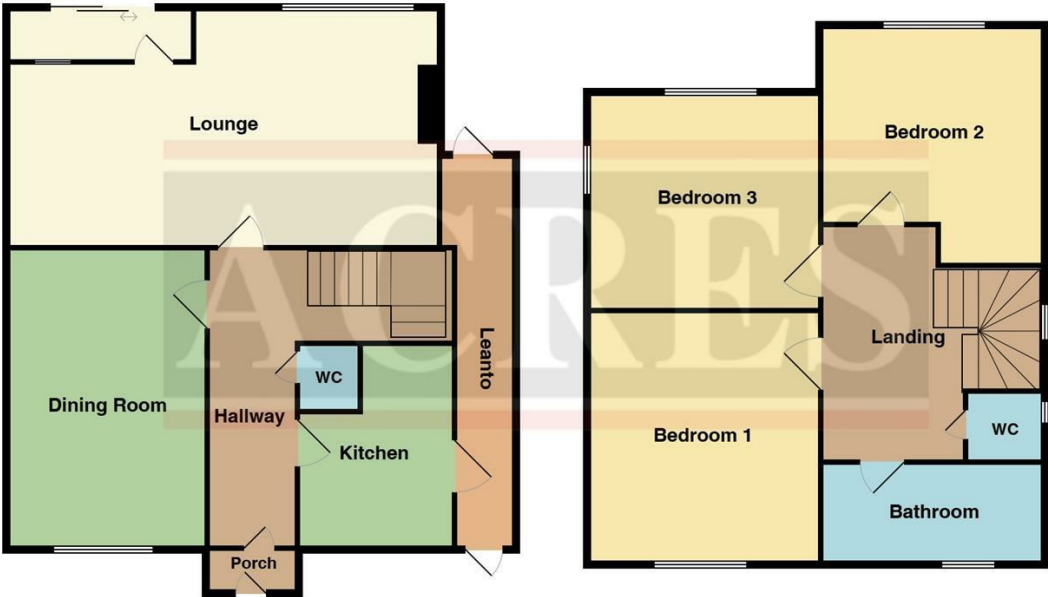
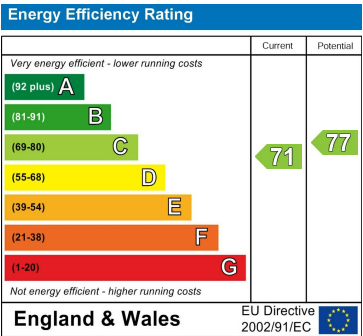




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.