

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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- Popular and convenient residential location
- Block paved driveway
- Three well proportioned bedrooms
- Two reception rooms
- Impressive extended open plan kitchen/dining room
- Separate utility room and guest WC
- Contemporary family bathroom
- Well maintained rear garden
- Internal viewing is highly recommended



**ANTROBUS ROAD, SUTTON COLDFIELD, B73 5EJ - OFFERS AROUND £450,000**

Situated within a popular and well established residential location, this beautifully presented and thoughtfully extended family home offers generous and versatile accommodation, ideal for modern family living. The property is conveniently positioned close to Boldmere High Street where there is local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals. The home has been significantly enhanced by a stunning rear extension, creating an impressive open plan kitchen and dining space flooded with natural light via bi-folding doors and atrium lanterns. Combined with multiple reception rooms, well proportioned bedrooms, ample off road parking, and a family friendly rear garden. This property perfectly balances style, space, and practicality.

Accessed via a block paved driveway providing off road parking for multiple vehicles, featuring a corner brick wall display with mature trees and bushes, and leading to:

**PORCH:** Composite front entrance door with obscure glazed panels, PVC double glazed windows to front and side.

**HALLWAY:** Obscure glazed door with obscure glazed panels to either side, radiator with cover, stairs rising to the first floor landing, and doors leading to:

**LOUNGE:** 14'02" x 10'04" (max), 9'02" (min) PVC double glazed bay window to front, radiator, electric coal effect fire set within a feature fireplace with wooden beam over, and wooden flooring.

**PLAYROOM / FAMILY ROOM:** 12'02" x 9'10" (max), 8'08" (min) Radiator, electric coal effect fire set on a wooden hearth with inset fireplace and wooden beam over, and open through to:

**EXTENDED KITCHEN / DINING ROOM:** 19'09" (max), 6'08" (min) x 18'03" (max), 8'08" (min) An impressive extended space featuring two PVC double glazed bi-folding doors opening onto the rear garden, two atrium lanterns providing excellent natural light, radiator, one and a half bowl sink and drainer set in wooden work surfaces, matching base and wall units and drawers, integrated dishwasher, and tiled effect flooring. Central island incorporating an electric oven, induction hob, and breakfast bar seating. Door to storage cupboard.

**UTILITY ROOM:** 8'02" x 6'04" PVC double glazed door to rear, stainless steel sink and drainer set in roll top work surfaces, space for washing machine, tumble dryer and fridge freezer, and tiled effect flooring.

**GUEST WC:** Obscure PVC double glazed window to side, low flushing WC with hand wash basin attachment, and tiled flooring.

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

**BEDROOM ONE:** 16'04" into window x 9'11" (max), 8'09" (min) PVC double glazed bay window to rear, radiator, and built in wardrobe.

**BEDROOM TWO:** 14'08" x 9'02" PVC double glazed bay window to front, radiator, and two built in wardrobes.

**BEDROOM THREE:** 9'01" (max), 6'10" (min) x 6'02" PVC double glazed window to front, radiator, and built in over stairs cupboard/wardrobe.

**BATHROOM:** Obscure PVC double-glazed window to rear, contemporary white suite comprising of an enclosed corner shower, panelled bath, low flushing WC, hand wash basin set within a vanity unit, chrome ladder style radiator, and tiled effect flooring.

**REAR GARDEN:** A maintained lawned garden with planted borders to either side featuring shrubs, plants, and trees. Patio area ideal for seating and entertaining, with an AstroTurf section to the top of the garden providing a perfect children's play area space.

**GARAGE:** (Please check the suitability of this garage for your own vehicle)





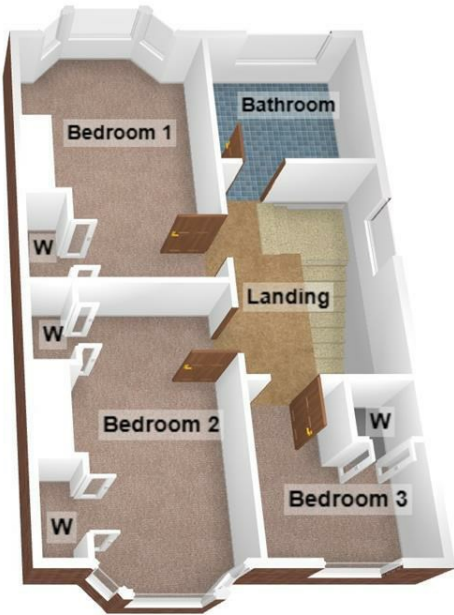


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.