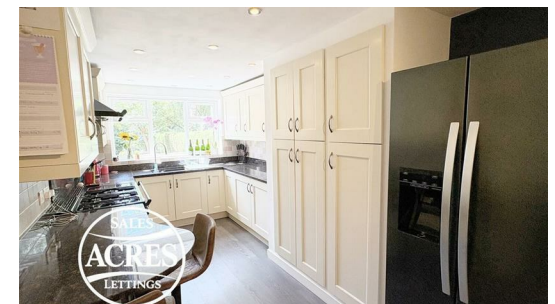


ACRES

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

- Impressive five bedroom family home
- Highly sought after location
- Beautifully presented throughout
- Four versatile reception rooms
- Spacious breakfast kitchen
- Stylish modern family bathroom
- Private mature rear garden
- Superb garden room & summer house
- Ample driveway parking & garage
- Close to Wylde Green amenities



HOLIFAST ROAD, SUTTON COLDFIELD, B72 1AE - OFFERS AROUND £800,000

Situated within a well regarded and highly sought after residential area, this impressive five bedroom detached family home offers generous and versatile living accommodation, making it an ideal choice for a growing family. The property is conveniently positioned for an excellent range of local amenities, with Wyld Green shops, cafés, restaurants and everyday facilities all within easy reach. There are also a number of well regarded schools nearby, together with excellent transport links providing access to Sutton Coldfield, Birmingham and surrounding areas. The property also benefits from being well placed for local parks and green spaces, making this an appealing location for both families and commuters. Approached via a tarmac driveway with attractive brick border providing parking for multiple vehicles, the property immediately offers a welcoming first impression, with the driveway leading to a useful canopy porch and entrance door. Internally, the accommodation is particularly spacious and versatile, having been extended to provide a superb selection of reception rooms alongside a generous breakfast kitchen and utility area. With five bedrooms, two bathrooms, a downstairs WC, multiple reception rooms, a substantial rear garden, and a garage with potential for further conversion subject to the necessary planning permissions, this is a property that offers considerable flexibility and excellent family living space.

HALL: Accessed via a stylish wooden feature entrance door with obscure single glazed windows to either side, the welcoming hallway benefits from two radiators, attractive original wooden flooring and stairs rising to the first floor landing. There is also a door providing access to the useful understairs storage cupboard, a door leading to the downstairs WC and further doors leading to the principal ground floor accommodation.

FAMILY ROOM: 15'11" max x 12'05" min x 12'05" A welcoming and versatile reception room positioned to the front of the property, featuring a PVC double glazed bay window allowing plenty of natural light to enter. There is a radiator and an attractive brick feature fireplace surround with tiled hearth, creating a pleasant focal point to the room. The generous proportions provide ample space for either a formal dining arrangement, family seating or a combination of both.

LOUNGE: 13'00" x 12'04" A comfortable main lounge with an open archway leading through to the extended family sitting room. The room benefits from an attractive open brick fireplace with tiled hearth, log burner fire and wooden beam above, creating a characterful focal point. There is ample space for a range of lounge furniture.

EXTENDED SITTING ROOM: 20'04" x 15'02" max x 12'08" min A particularly impressive and versatile extension providing excellent additional living space. PVC double glazed bi-folding doors open directly onto the rear garden, while a further PVC double glazed window to the side and two double glazed skylights provide an abundance of natural light. There is a column radiator and laminate flooring. Currently utilised as an additional seating area and home office, the room could easily be adapted to suit a variety of family requirements.

SNUG: 12'04" x 7'10" A useful and cosy additional reception space with column radiator and continued laminate flooring. Currently utilised as a snug, this versatile room could also be used as a children's playroom, study or further family seating area. An open archway provides access through to the adjoining accommodation.

BREAKFAST KITCHEN: 31'10" x 7'07" A substantial and well equipped kitchen providing an excellent range of storage and preparation space. There are PVC double glazed windows to both the rear and side, together with a part PVC double glazed door providing access to the side. The kitchen comprises a composite sink with inset drainer grooves set into attractive marble effect work surfaces, with matching base units, wall units and drawers beneath and above, complemented by tiled splashbacks. There is a Rangemaster oven and hob with extractor hood over and matching splashback, together with space for an American style fridge freezer. A designated breakfast bar area provides an ideal informal dining space, while laminate flooring continues throughout.

UTILITY AREA: Located to the rear of the kitchen, the useful utility area features a composite sink and drainer set into matching marble effect work surfaces with complementary base units. There is designated space for a dishwasher and washing machine, together with a radiator and continued laminate flooring. The generous layout also provides flexibility for a freestanding breakfast bar or breakfast table, making this a highly practical area for everyday family life.

DOWNSTAIRS WC: Useful guest cloakroom located off the entrance hall.

LANDING: The first floor landing provides access to all bedrooms and bathrooms and benefits from a loft access point and a useful storage cupboard. Doors lead off to the five bedrooms, shower room and family bathroom.

BEDROOM ONE: 16'05" max x 12'05" min x 12'05" A spacious principal bedroom positioned to the front of the property, featuring a PVC double glazed bay window and radiator. Fitted wardrobes provide useful storage, with ample additional space for a range of bedroom furniture.

BEDROOM TWO: 12'10" x 12'05" A well proportioned double bedroom with PVC double glazed window overlooking the rear garden, radiator and ample space for bedroom furniture.

BEDROOM THREE: 13'08" x 8'01" A further good sized bedroom with PVC double glazed window to the front, radiator and space for a range of bedroom furniture. This room would also make an excellent child's bedroom or home office if required.

BEDROOM FOUR: 13'01" x 8'04" Another well proportioned bedroom with PVC double glazed window to the rear, radiator and space for bedroom furniture.

SHOWER ROOM: Fitted with an enclosed corner shower, low flushing WC and hand wash basin set into a vanity unit with splashback. There is an obscure PVC double glazed window to the side, radiator and tiled flooring.

BEDROOM FIVE: 9'05" x 7'11" A versatile fifth bedroom positioned to the front of the property with PVC double glazed window and radiator. The room offers flexibility for use as a bedroom, child's room, dressing room or home office, depending on individual requirements.

FAMILY BATHROOM: A contemporary family bathroom comprising a large walk in shower with glass side screens, freestanding bath, low flushing WC and hand wash basin set into a vanity unit. There is a tiled surround, tiled flooring and chrome effect ladder style radiator, creating a modern and practical family bathroom.

GARDEN: The property benefits from a particularly generous and private rear garden, offering excellent space for families, entertaining and outdoor enjoyment. Directly accessed from the extended sitting room via the PVC double glazed bi-folding doors, there is a paved patio area providing an ideal space for outdoor seating and entertaining. A gently sloping paved pathway leads through to the large lawned garden, which is bordered by mature bushes to one side and features further pockets of established trees and planting throughout, creating a mature and private setting. Beyond further established bushes to the rear, a paved pathway leads to an allotment style area incorporating a timber shed and greenhouse, offering excellent potential for keen gardeners. At the very rear of the garden is a useful summer house, currently arranged with one half being used for storage, while the remaining area could provide additional entertaining, hobbies, home working or family space. The overall garden provides an excellent combination of lawn, patio, established planting and useful ancillary areas, creating a fantastic private outdoor space.

GARAGE: The property benefits from a garage with double opening doors to the front. The garage currently provides useful storage and parking related space but could potentially offer scope for further conversion or alternative use, subject to the necessary planning permissions and building regulations. (Please check the suitability of this garage for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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

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	



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.