ACRES

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

- Detached family home
- Views over Sutton Park
- Highly sought after Sutton Coldfield location
- Spacious lounge
- Fitted kitchen & separate utility
- Separate dining space
- Three well proportioned bedrooms
- Established rear garden
- Driveway, garage & covered parking
- Close to local schools, amenities & transport links

WYNDLEY DRIVE, SUTTON COLDFIELD, B73 6EU - OFFERS OVER £475,000

Situated in a highly regarded position on Wyndley Drive, Sutton Coldfield, this three bedroom detached property enjoys an enviable setting with pleasant views over the surrounding greenery of Sutton Park. The property is ideally located for access to a wide range of local amenities, well regarded schools, Sutton Coldfield town centre and excellent transport links, whilst Sutton Park itself is close by, providing extensive open countryside, walking routes and recreational facilities. Offering well proportioned accommodation arranged over two floors, the property provides a welcoming entrance hall, fitted kitchen, separate utility room, dining room and spacious lounge with access onto the rear garden. To the first floor are three bedrooms, a family bathroom and separate WC. Externally, the property benefits from a driveway, lawned fore garden, garage, covered lean to area and a mature rear garden with seating areas, greenhouse and pleasant views. The property would make an excellent family home and offers scope for further modernisation to suit individual requirements.
Approached via a driveway providing off road parking, with a lawned fore garden having established bushes to one side and a mature tree to the front. A covered lean-to area provides useful additional storage or parking and gives access to the garage. A block paved pathway leads across the front of the property and to the entrance.

ENTRANCE HALL: Accessed via a single glazed obscure door to the front, having radiator, tiled flooring, door to downstairs WC, stairs rising to the first floor landing and further door leading to;

KITCHEN: 9'7" x 9'2" (2.92m x 2.79m) Having single glazed windows to the front and side, stainless steel sink and drainer set into roll top work surfaces with matching range of base units, wall units and drawers beneath. There is space for a fridge, integrated oven and hob with extractor hood over, tiled surround and tiled flooring. Radiator, space and plumbing for a slimline dishwasher and door leading through to the utility room.

UTILITY ROOM: 9'3" x 5'09" (2.77m x 1.80m) Having single glazed door and window to the side, stainless steel sink and drainer set into base units, with space and plumbing for washing machine and tumble dryer, together with useful additional storage and workspace.

DINING ROOM: 10'9" x 5'10" (3.07m x 1.78m) Having single glazed window to the side, radiator and tiled flooring, with ample space for a dining table and chairs. Open access leads through to the stairs descending to the lounge.

LOUNGE: 19'11" x 12'5" (6.07m x 3.68m) A particularly spacious reception room having aluminium framed single glazed window and aluminium framed single glazed patio doors opening onto the rear garden. Radiator, gas coal effect fire set within a tiled hearth with slate inset and wooden surround, together with ample space for a range of comfortable seating and additional furniture.

DOWNSTAIRS WC: Having obscure single glazed window to the side, low level flushing WC, floating wash hand basin and half tiled surround.

FIRST FLOOR LANDING: Having single glazed window to the front, single glazed window to the side, loft access point and doors leading to all bedrooms, bathroom and separate WC.

BEDROOM ONE: 10'11" x 10'6" (3.33m x 3.20m) Having aluminium framed single glazed window to the rear, radiator, fitted wardrobes and ample space for a range of bedroom furniture.

BEDROOM TWO: 16'5" max x 8'2" min x 10'9" max x 7'10" min (5.00m max x 2.44m min x 3.28m max x 2.39m min) Having two aluminium framed single glazed windows to the front, radiator, built in wardrobe and ample space for bedroom furniture.

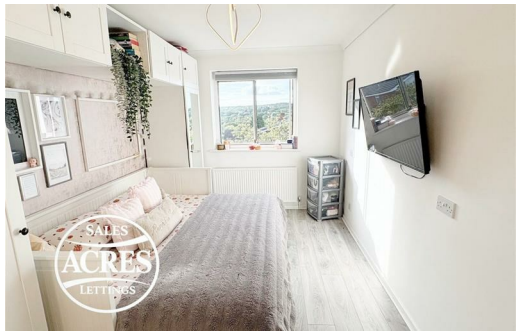
BEDROOM THREE: 14'0" x 8'6" (4.27m x 2.59m) Having aluminium framed single glazed window to the rear, radiator and space for bedroom furniture, enjoying pleasant views over the surrounding greenery and Sutton Park.

BATHROOM: Having electric shower over the bath, hand wash basin, door to useful storage cupboard, tiled surround, radiator and obscure aluminium framed single glazed window to the side.

SEPARATE WC: Having obscure single glazed window to the side, low flushing WC and tiled surround.

REAR GARDEN: The rear garden provides a good degree of outdoor space and includes a paved patio area suitable for seating and entertaining, leading onto a lawned garden with steps descending to a further gravelled area. The garden has established trees along the rear boundary, providing a pleasant mature backdrop. There is also a paved seating area to the side, washing line, greenhouse and useful side access, together with access to the rear of the garage.

GARAGE: Having up and over door to the front, single glazed door and window providing access and views into the rear garden, with steps leading down to the garden. (Please check the suitability of this garage for your own vehicle)



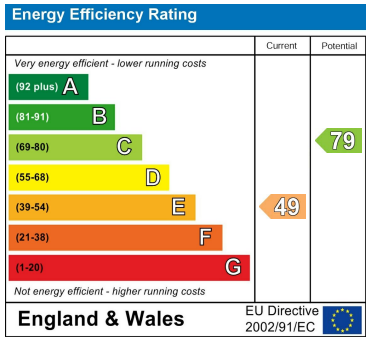
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

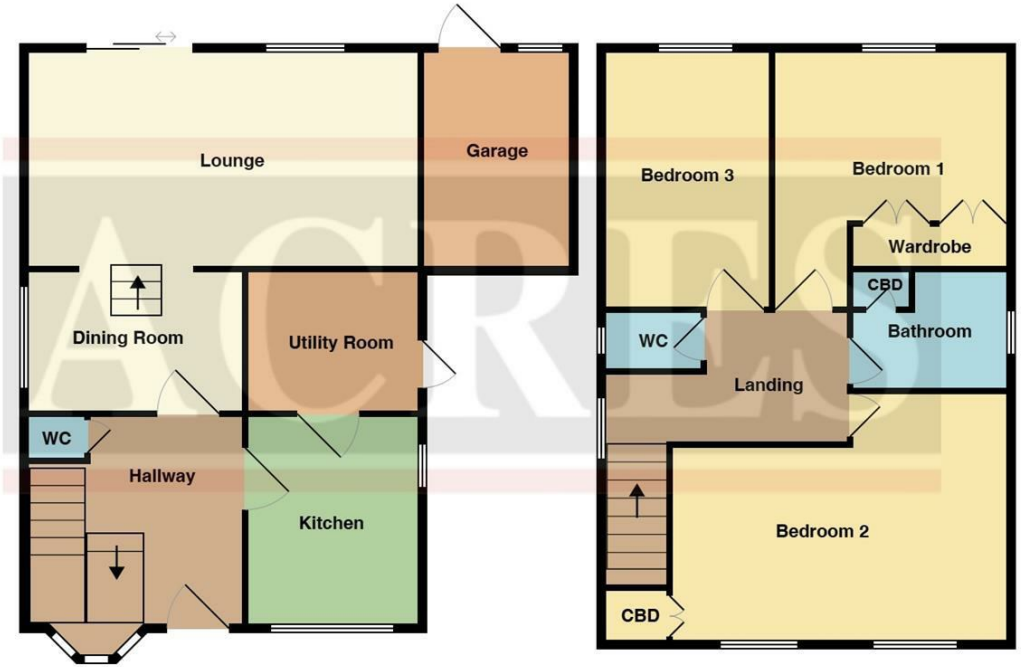
The Property Ombudsman

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





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.