

ACRES

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www.acres.co.uk



- No chain
- Fully renovated throughout
- Spacious lounge
- Open plan kitchen/diner
- Utility room
- Three bedrooms
- Stylish family bathroom
- Garage
- Rear garden with patio, lawn
- Internal viewings recommended



SHIPTON ROAD, SUTTON COLDFIELD, B72 1NR - OFFERS AROUND £440,000

This beautifully presented, fully renovated family home occupies a generous plot with a newly paved driveway providing off road parking for multiple vehicles and an attractive corner display to the front. Step inside to discover a welcoming entrance hall leading to a spacious lounge, contemporary WC, and an impressive open plan kitchen/dining room, all finished to a high standard with new flooring, fixtures, and fittings throughout. The property combines modern comfort with practical living, perfect for families seeking a move in ready home. To the first floor, there are three generously proportioned bedrooms, including a master with a stylish ensuite, plus a family bathroom finished with modern tiling, chrome effect radiators, and touch light mirrors. Externally, the rear garden is thoughtfully designed with a newly laid patio, a large lawn, and paved side access, providing a private and versatile space for relaxation and entertaining. Additional benefits include a utility room with internal garage access, ensuring a convenient and functional layout for everyday living. The property is accessed via a newly paved driveway providing off road parking for multiple vehicles, complemented by a decorative corner display to the front ideal for plants and seasonal arrangements.

ENTRANCE HALL: Composite front entrance door with obscure glazed panel, single glazed stained glass style window to side, radiator, stairs rising to first floor landing and newly fitted laminate flooring. Doors leading to:

LOUNGE: 14'08" max (4.47m) x 10'08" (3.25m) / 9'05" (2.87m) min PVC double glazed bay window to front, radiator and new laminate flooring throughout.

GUEST WC: Obscure single glazed window to garage. Contemporary suite comprising low flushing WC and hand wash basin set within vanity unit with tiled splashback and new flooring.

OPEN PLAN KITCHEN/DINING ROOM: 20'02" max (6.15m) / 10'09" (3.28m) min x 12'01" (3.68m) Newly renovated and beautifully presented with PVC double glazed window to rear and PVC double glazed French doors opening onto the garden. Inset one and a half bowl stainless steel sink set within granite worktops with matching upstands and inset drainer grooves. A range of matching base and wall units with drawers. Integrated appliances include Neff double oven, Neff four ring gas hob with extractor hood over, integrated dishwasher and integrated fridge freezer. Radiator, new laminate flooring throughout and ample space for dining table and chairs.

UTILITY ROOM: 13'10" (4.22m) x 6'02" (1.88m) Two part obscured double glazed doors to front and rear, PVC double glazed window to side, space and plumbing for washing machine and tumble dryer, and internal door leading to garage.

FIRST FLOOR LANDING: Loft access point and doors leading to:

BEDROOM ONE: 14'07" (4.45m) into window x 10'09" (3.28m) PVC double glazed bay window to rear, radiator, space for bedroom furniture and door leading to:

ENSUITE: Obscure PVC double glazed window to rear. Newly renovated contemporary suite comprising enclosed shower, low flushing WC and hand wash basin set in floating vanity unit with touch light up mirror. Tiled surround, tiled flooring and chrome effect ladder style radiator.

BEDROOM TWO: 15'01" (4.60m) into window x 10'09" (3.28m) PVC double glazed bay window to front, radiator and space for bedroom furniture.

BEDROOM THREE: 9'01" (2.77m) x 7'01" (2.16m) PVC double glazed window to front, radiator and built in wardrobe.

FAMILY BATHROOM: 8'10" (2.69m) x 5'00" (1.52m) Obscure PVC double glazed window to side. Newly renovated contemporary suite comprising enclosed shower, panelled bath, low flushing WC and hand wash basin set within floating vanity unit with touch screen light up mirror. Tiled surround, tiled flooring and chrome effect ladder style radiator.

REAR GARDEN: Newly laid patio area ideal for seating and entertaining, leading to a large lawned garden with paved pathway to the side providing rear access. Bordered by shrubs and bushes for added privacy.

GARAGE: Accessed via double opening doors to front and internal door from the utility room. Ideal for storage. (Please check the suitability of this garage for your own vehicle)

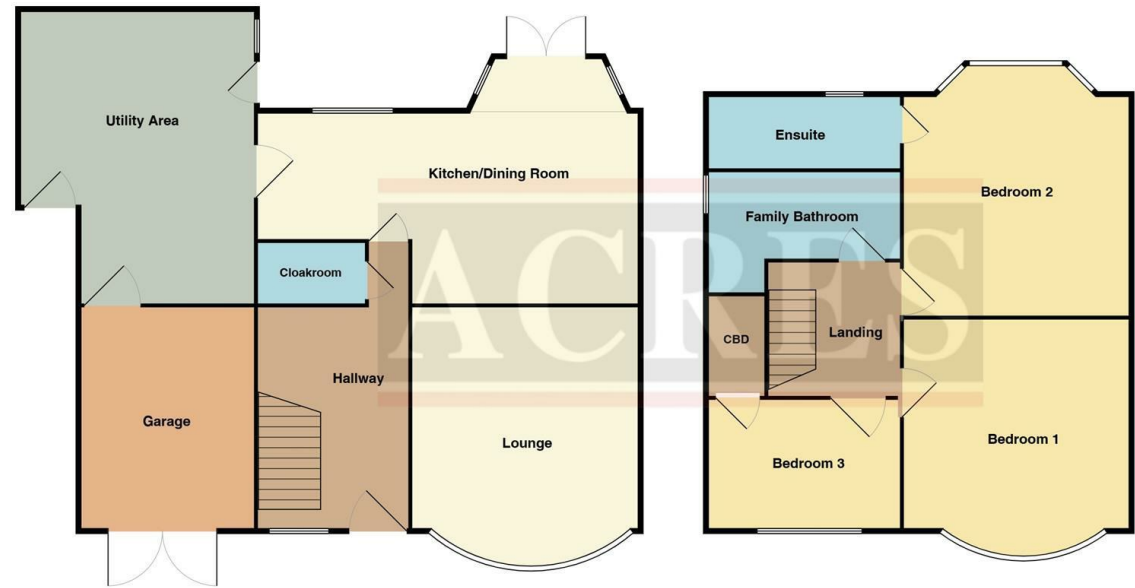


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	61
(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.

