



Beacon Road, Boldmere  
Sutton Coldfield, B73 5SX

Offers in the Region Of £650,000

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Offered for sale via Paul Carr Sutton Coldfield Office - this immaculately presented bright and spacious detached family home with underfloor heating and is positioned in a residential development in the heart of one the most sought-after locations in Sutton and demands viewing to fully appreciate the quality and scope of the home on offer.

The property benefits from being within short distance of commuter train stations and is on the cusp of public transport routes. The home on offer is well served for amenities ranging from high street shopping to a multitude of local schools.

The property is approached via a dressed fore-garden. The front doorway leads into a spacious entrance hallway with stairs rising to the first-floor elevation. The hallway then leads then into a bright and spacious contemporary family lounge to the fore, with a separate sitting room beyond flows into a most beautifully appointed fully fitted extended contemporary family kitchen dining room featuring a range of high quality fitted units inclusive of centre island with integrated appliances and feature lantern ceiling with delight opening bi-fold doors opening onto the rear gardens, a utility is also provided with a downstairs guest W.C.

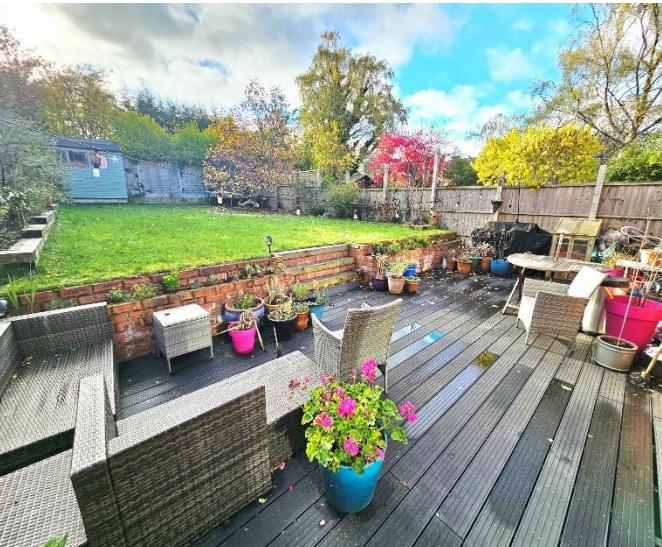
To the first floor are four beautifully dressed spacious bedrooms. A bright spacious family bathroom with full contemporary white suite is provided and additionally a separate shower room with walk-in shower both with high quality appointments.

To the rear the gardens offer a landscaped southerly facing perspective having a dressed decked bi-fold with seating areas, large lawned area having herbaceous borders with wooden panel fencing to all sides and rear garden shed. Of note is the plot which overall occupying 0.10 acres.

Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.



# Property Specification



AN OUTSTANDING FOUR DOUBLE BEDROOM FAMILY HOME SET WITHIN A MOST DESIRED RESIDENTIAL LOCATION ROAD AND RAIL ROUTES WITHIN SHORT DISTANCE TO BIRMINGHAM CITY CENTRE AND BEYOND ON THE CUSP OF BOLDMERE AND SUTTON TOWN CENTRE AND OFFERING A WEALTH OF AMENITIES

TO THE GROUND FLOOR THE PROPERTY AFFORDS A FAMILY LOUNGE AND SITTING ROOM, HAVING SEPARATE UTILITY AND GUEST W.C. WITH UNDERFLOOR HEATING, AN EXTENDED FAMILY DINING KITCHEN WITH LANTERN CEILING AND BI-FOLD DOORS TO THE GARDENS, ALL PROVIDING A DELIGHTFUL AND MOST CONTEMPORARY FAMILY ENTERTAINMENT SPACE FEATURING A RANGE OF HIGH QUALITY FITTED UNITS

Lounge 3.95m (13') x 3.35m (11')  
Reception Room 4.23m (13'11") x 3.57m (11'9")

Kitchen 6.90m (22'8") x 4.16m (13'8")

WC

Utility 2.20m (7'3") x 2.05m (6'9")

Cupboard

Entrance Hall

Cupboard

Bedroom 3.93m (12'11") x 3.34m (10'11")  
Bedroom 4.22m (13'10") max x 3.59m (11'9")

Bedroom 4.20m (13'9") x 2.23m (7'4")

Bathroom 2.36m (7'9") x 2.01m (6'7")

Bedroom 3.92m (12'10") x 2.26m (7'5")

Shower Room 2.11m (6'11") x 1.85m (6'1")

Landing

## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

## Viewer's Note:

Services connected: ALL

Council tax band: E

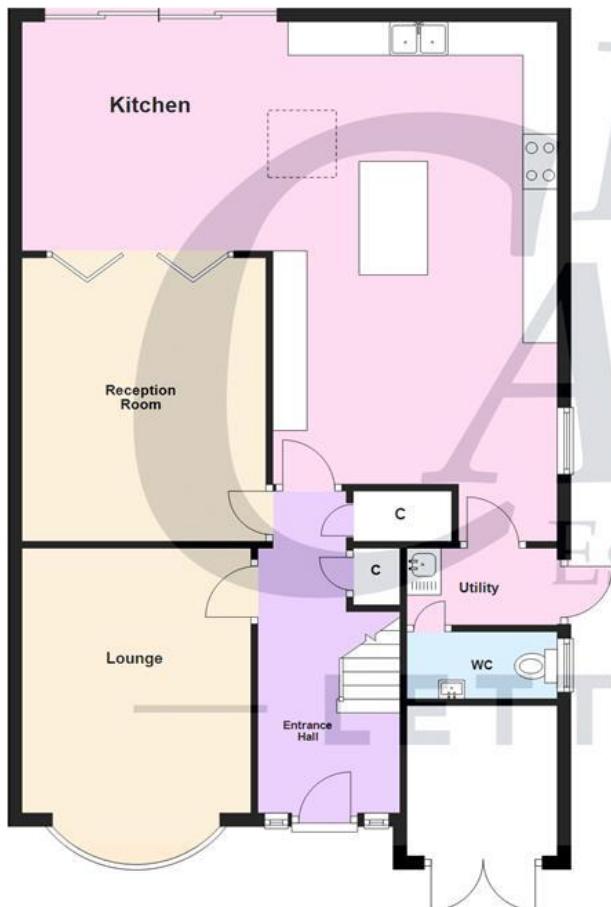
Tenure: Freehold

# Floor Plan

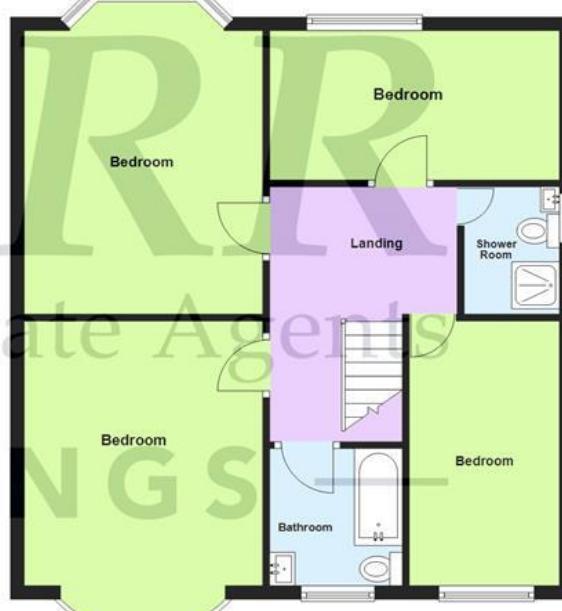
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

Ground Floor



First Floor



## Map Location

