

# ACRES

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- Stunning extended semi detached family home
- Impressive open plan kitchen, dining and family area
- Beautifully presented throughout
- Spacious lounge
- Contemporary fitted kitchen bar
- Separate utility room and guest WC
- Four well proportioned bedrooms
- Stylish family bathroom
- Newly landscaped rear garden
- Internal viewing is highly recommended



**HALTON ROAD, SUTTON COLDFIELD, B73 6NY - £525,000**

Situated in a highly sought after residential location, this stunning and thoughtfully extended family home offers an exceptional blend of modern living and timeless style, just moments from the beautiful surroundings of Sutton Park. Perfectly positioned for families and professionals alike, the property enjoys convenient access to the vibrant amenities of Boldmere High Street and the wider shopping, dining, and leisure facilities available within Sutton Coldfield Town Centre. With excellent transport links close by, including road and rail connections, this home provides an ideal balance of peaceful residential living with superb connectivity. Beautifully presented throughout, this impressive property has been significantly enhanced by a high quality rear extension, creating a spectacular open plan kitchen, dining, and family space that truly forms the heart of the home. The accommodation has been designed with modern lifestyles in mind, offering generous proportions, stylish finishes, and an abundance of natural light. From the elegant bay fronted lounge to the contemporary kitchen with bifold doors opening onto a landscaped garden, every element has been carefully considered to provide both comfort and functionality. This is a rare opportunity to acquire a turnkey family home in a prime location, ready to move straight into and enjoy.

Accessed via a block paved driveway providing parking for multiple vehicles, with two stone chipped corner display areas and a bordered edge, leading to:

**PORCH:** PVC double glazed French doors to front with PVC double glazed window to side, providing access into:

**HALL:** Composite front entrance door with two obscure glazed panels to centre, radiator, laminate flooring, stairs rising to landing and doors leading off to:

**LOUNGE:** 15'02" (into bay) x 10'11" (max) / 9'10" (min) PVC double glazed bay window to front with fitted shutters, radiator, ample space for lounge furniture, and double opening glazed doors leading through to:

**EXTENDED OPEN PLAN KITCHEN / DINING / FAMILY AREA:** 23'09" (max) / 18'08" (min) x 23'11" A truly outstanding living space featuring a PVC double glazed window to rear, bifold doors opening onto the rear garden, and four skylights flooding the room with natural light. The kitchen area comprises a one and a half bowl sink set within quartz worktops, complemented by matching base and wall units and drawers, integrated eye level double oven, four ring induction hob with extractor hood over, space for an American style fridge freezer, and integrated dishwasher within a central island incorporating a breakfast bar for additional seating. The family area features a charming log burner set on a slate hearth with brick inset and decorative wooden beam above, two column radiators, laminate flooring throughout, and ample space for dining and family furniture.

**UTILITY ROOM:** 8'02" x 5'07" Part obscure PVC double glazed door to side, circular stainless steel sink set into roll top work surfaces with matching base and wall units, space and plumbing for washing machine and tumble dryer, laminate flooring and radiator.

**GUEST WC:** Contemporary low flushing WC and hand wash basin set within a vanity unit, with half tiled surround.

**LANDING:** Spacious landing with stairs rising to split level areas, loft access point and doors leading to:

**BEDROOM ONE:** 15'05" (into bay) x 9'01" PVC double glazed bay window to front with fitted shutters, radiator, built in double wardrobes and dressing table area.

**BEDROOM TWO:** 14'09" x 10'11" PVC double glazed window to rear, radiator and built in double wardrobes.

**BEDROOM THREE:** 11'10" (max) / 8'07" (min) x 9'10" PVC double glazed window to front with fitted shutters, additional skylight to side and radiator.

**BEDROOM FOUR:** 11'07" x 6'02" PVC double glazed windows to both front and rear elevations, radiator.

**BATHROOM:** Obscure PVC double glazed window to rear, contemporary suite comprising P shaped panelled bath with shower over and glass screen, low flushing WC, hand wash basin set within a floating vanity unit, tiled surround, tiled flooring and a ladder style radiator.

**REAR GARDEN:** A beautifully newly landscaped rear garden featuring a slate paved patio area extending from the house, ideal for outdoor seating and entertaining. A central pathway leads through an artificial lawn to a further tiered garden area with additional shaped slate patio. Borders to both sides provide space for planting, with fencing to all boundaries ensuring privacy.

**GARAGE:** Up and over garage door to front, providing useful storage space. (Please check the suitability of this garage for your own vehicle)



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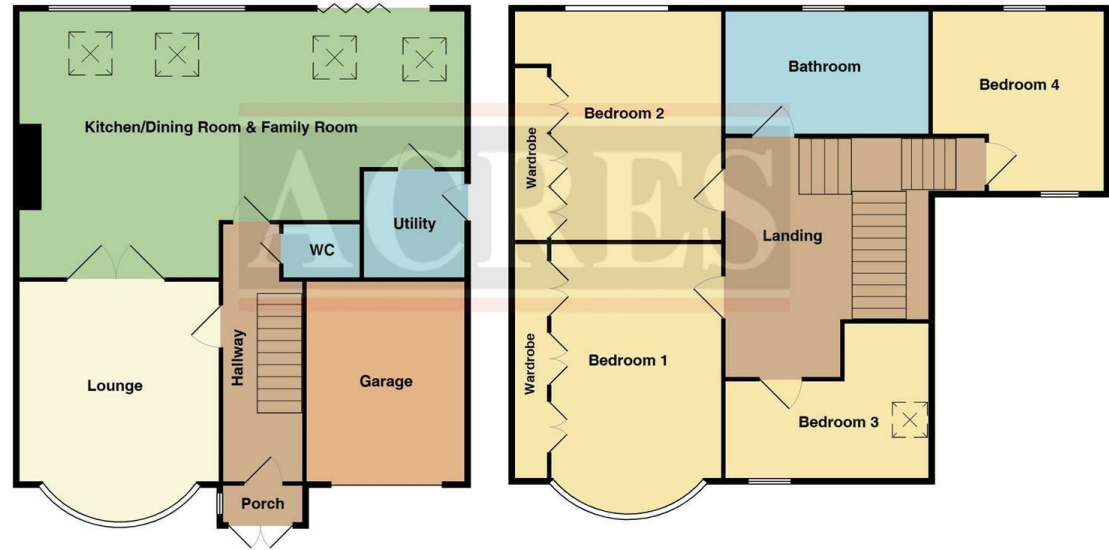


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

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



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.