



**ACRES**  
*Collection*

FREE  
VALUATIONS  
**ACRES**  
321 2101

*Beech hill Road, Sutton Coldfield, B72 1BY*

OFFERS AROUND - £ 850,000

Nestled within one of Sutton Coldfield's most desirable and established residential areas, This distinguished part renovated period freehold residence offers an exceptional opportunity for buyers seeking a character home on a substantial plot and being sold with no chain.

Approached via an impressive in and out block paved driveway framed by a traditional stone wall, this striking property showcases a wealth of original features throughout, including oak wall panelling, stained glass windows, and ornate fireplaces, all blending timeless craftsmanship with the potential to create a magnificent modern family home.

The versatile accommodation extends across three floors, offering generous reception rooms full of warmth and character, kitchen with breakfast area and pantry, four spacious bedrooms, and two garages.

The highlight of the home is undoubtedly the five room basement, presenting endless possibilities for conversion, from a home office or gym to a cinema room, guest suite, or additional living quarters.

Outside, the property enjoys a beautifully landscaped garden, complete with veranda, paved seating area, and large lawn bordered by mature trees, shrubs, and play areas perfect for families and entertaining.

Perfectly positioned for access to local schools, Sutton Park, and Wylde Green train station and further transport links into Birmingham City Centre and Lichfield.

This remarkable home combines period elegance, space, and untapped potential a rare find in such a sought after location.





Accessed via

### **STORM PORCH**

A welcoming stone paved entrance with decorative detailing, stylish oak front door with stained-glass inset window.

### **HALL:**

Three original inglenook stained-glass windows to the front and side. Period radiators, tiled hearth and surround feature fireplace, and panelled oak walls add to the charm. The area opens into a nook by the stairs, ideal as a home office or study space.

### **DINING ROOM: 16'3" max 12'11" min x 12'10" max 12'0" min:**

Featuring an original single glazed bay window to the front with secondary glazing, period radiator, and a feature fireplace with coal-effect fire, metal hearth and wooden surround a perfect space for entertaining.

### **LOUNGE: 18'5" max 16'0" min x 14'11" max 13'11" min:**

A bright, character-filled room with an original single glazed bow window to the rear (with secondary glazing) and a single-glazed panelled door leading out to the veranda. Includes four period radiators and a striking inglenook fireplace with tiled hearth, decorative oak surround, and two obscure stained-glass windows to the sides.

### **BREAKFAST AREA: 10'9" x 10'5":**

Original single glazed window to rear with added secondary glazing, period radiator, and door leading to a with single-glazed side window.

### **KITCHEN: 8'6" x 7'7":**

Fitted with a stainless steel sink and drainer set in roll top work surfaces with matching base and wall units. Eye level double oven, dishwasher, space for under counter fridge, tiled splashbacks, and flooring. Single-glazed window to side with secondary glazing and an obscure glazed door leading to the inner lobby.

### **INNER LOBBY:**

Single glazed window and door to side, with access to a storeroom and the integral garage.

### **GROUND FLOOR WC:**

Fitted with a low flushing WC, radiator, and obscure PVC double glazed window to side.



**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.





**LANDING:** Featuring a single glazed period style stained glass window to side, oak wall panelling, and loft access.

**BEDROOM ONE: 18'9" x 13'11":**

Original single glazed bay window to front, additional obscure side window, and radiator.

**BEDROOM TWO: 13'0" x 12'1":**

Original single glazed window to front, obscure side window, and period radiator.

**BEDROOM THREE: 13'0" max 9'9" min x 10'10":**

Single glazed rear window with secondary glazing, period radiator, and storage cupboard into eaves.

**BEDROOM FOUR: 11'11" x 11'2" max 8'10" min:**

Original single glazed bay window to front and period radiator.

**SEPERATE WC:**

Obscure side window and low flushing WC.

**BATHROOM:**

Obscure window to side, panelled bath, hand wash basin set in vanity unit, low flushing WC, and radiator.

**DETACHED GARAGE:** Windows to side and double opening doors to front.

**INTEGRAL GARAGE:** Double opening doors to front and internal double doors to inner lobby. (please check the suitability for your own vehicle)

**VERANDA:**

Covered seating area overlooking the garden, with steps leading down to the paved patio and main lawn.

**REAR GARDEN:**

A superb, mature garden featuring a paved patio area, extensive lawn, two bark chipped play areas, and well stocked borders with bushes and conifers providing privacy. Fenced boundaries and access to the basement area.

**BASEMENT:**

Split into five sections, offering incredible scope for conversion ideal for use as a home office, gym, cinema room, or additional bedrooms. The current owners have plans drawn up for conversion and extension (not yet submitted for planning).





FREE  
VALUATIONS  
**ACRES**  
321 2101

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.

