

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- No Upward Chain
- Spacious Semi Detached Family Home
- Character & Original Features Throughout
- Two Generous Reception Rooms
- Breakfast Kitchen & Separate Guest WC
- Four well proportioned bedrooms
- Shower room and WC
- Well Maintained Rear Garden
- Garage & Block Paved Driveway
- Train Station & Bus Routes Nearby



STATION ROAD, SUTTON COLDFIELD, B73 5LH - OFFERS AROUND £525,000

Positioned in a highly sought after residential location, this substantial four bedroom semi detached family home enjoys an enviable setting within easy reach of the excellent amenities of Boldmere High Street, offering a fantastic selection of independent shops, cafés, restaurants and everyday conveniences. Families will appreciate the property's proximity to highly regarded local schools, whilst commuters benefit from excellent transport links including nearby train stations and regular bus routes providing easy access to Sutton Coldfield, Birmingham City Centre and surrounding areas. Occupying a generous plot, this attractive home is full of charm and character, boasting a wealth of original features alongside spacious and versatile accommodation perfectly suited to family living. From the welcoming entrance hall with its stained glass detailing to the impressive reception rooms and generous breakfast kitchen, this wonderful home offers exceptional potential whilst retaining its timeless appeal. Internal viewing is highly recommended to fully appreciate the size, character and superb location on offer. A block paved driveway provides off road parking, complemented by an attractive front garden with mature shrubs and bushes creating a pleasant approach to the property.

PORCH: A connecting porch features PVC double glazed French doors with matching side and overhead windows, original tiled flooring and provides access into the welcoming reception hall.

RECEPTION HALL: 14'08" x 6'10" (max) Entered via an original wooden front door incorporating beautiful stained glass inserts with matching side panel, the spacious hallway offers a warm welcome with a radiator, useful storage cupboard, staircase rising to the first floor accommodation and doors leading to the principal ground floor rooms.

LOUNGE: 18'06" max x 12'04" max (14'11" min x 11'03" min) A superbly proportioned principal reception room enjoying a large PVC double glazed bay window to the front elevation allowing plenty of natural light. A feature gas coal effect fireplace is set upon a marble hearth with decorative wooden surround, creating an attractive focal point, whilst there is ample space for a range of lounge furniture and a radiator completes the room.

DINING ROOM: 14'11" x 12'05" max (11'02" min) A wonderful formal dining room with PVC double glazed French doors opening onto the rear garden, flanked by matching side windows, allowing an abundance of natural light. A further gas coal effect fireplace with marble hearth and wooden surround enhances the room's character, together with a radiator and generous space for a family dining suite.

GUEST WC: Fitted with a low flushing WC and hand wash basin with tiled splashback, complemented by an obscure PVC double glazed window to the side elevation.

BREAKFAST KITCHEN: 15'10" x 11'04" max (8'03" min) A spacious family breakfast kitchen fitted with a stainless steel sink and drainer set into roll edge work surfaces with a range of matching base units, wall cupboards and drawers. There is space for a cooker and a variety of under counter appliances, together with a useful storage cupboard, radiator and ample room for a breakfast table and chairs. Two PVC double glazed windows overlook the rear garden whilst a PVC double glazed side door provides access to the lean to;

LEAN TO: Providing useful covered side access with part obscure glazed doors to both the front and rear, offering excellent additional storage and convenient access between the driveway and garden.

FIRST FLOOR LANDING: A bright landing with PVC double glazed window to the front elevation, loft access and doors leading to all first floor accommodation.

BEDROOM ONE: 15'00" x 12'05" A spacious double bedroom overlooking the rear garden with PVC double glazed window, radiator and ample space for a full range of bedroom furniture.

BEDROOM TWO: 14'11" x 12'05" A generous second double bedroom positioned to the front of the property with PVC double glazed window, radiator and excellent space for bedroom furnishings.

BEDROOM THREE: 11'05" x 7'11" A well proportioned third bedroom with PVC double glazed window overlooking the rear garden, radiator and space for bedroom furniture.

BEDROOM FOUR: 11'04" x 7'08" An excellent fourth bedroom ideal as a child's room, guest bedroom or home office, benefiting from a PVC double glazed rear window and radiator.

SHOWER ROOM: Fitted with a walk in shower incorporating a glass side screen, hand wash basin, chrome ladder style heated towel rail and useful storage cupboard. An obscure PVC double glazed side window provides natural light.

SEPARATE WC: Fitted with a low flushing WC and obscure PVC double glazed side window.

REAR GARDEN: The beautifully maintained rear garden offers a fantastic outdoor space for the whole family. A paved patio provides the perfect area for outdoor dining and entertaining, whilst a pathway leads through the lawn to a further section of garden currently utilised as an allotment area, offering excellent growing potential for keen gardeners. Mature shrubs, bushes and established trees border the garden, providing an excellent degree of privacy and creating a peaceful outdoor setting.

GARAGE: Accessed via doors to the front, the garage offers excellent storage space or presents exciting potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations. (Please check the suitability of this garage for your own vehicle)

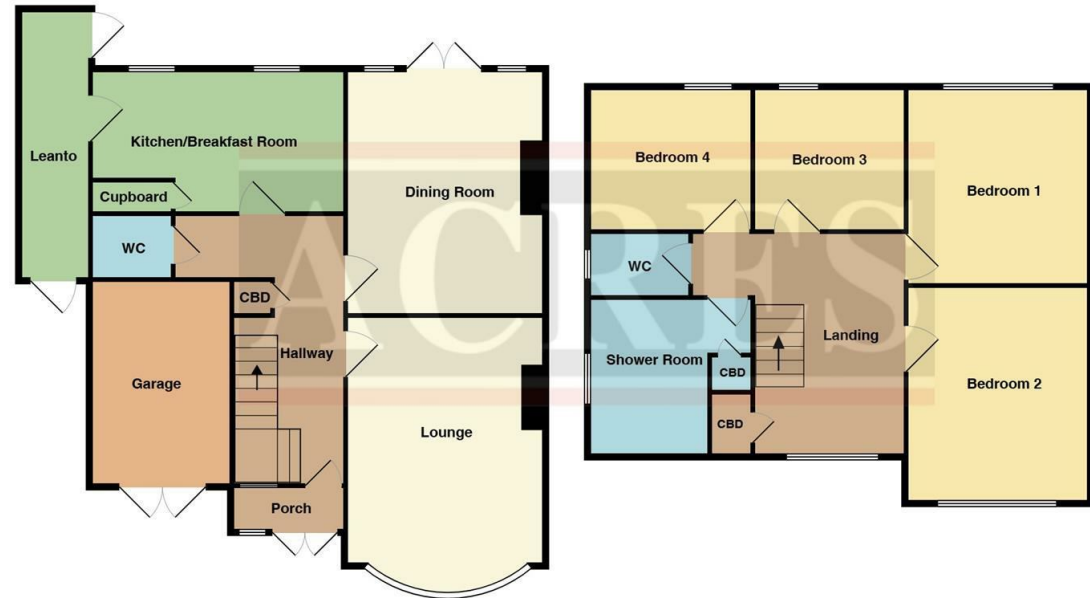


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

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