

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk

@ www.acres.co.uk



- Impressive Edwardian Style Semi Detached Home
- Highly Regarded Tamworth Road Location
- Three Bedrooms & Versatile Loft Room/fourth bedroom
- Beautiful Original Period Features
- Spacious Lounge with Feature Fireplace
- Separate Sitting/Family Room
- Generous Kitchen/Dining Room
- Two Car Driveway
- Mature & Private Rear Garden
- Excellent Family Home with Versatile Accommodation



TAMWORTH ROAD, SUTTON COLDFIELD, B75 6EB - OFFERS OVER £525,000

Situated along the highly regarded Tamworth Road in Sutton Coldfield, this impressive Edwardian style semi detached family home occupies an attractive position with excellent access to a wide range of local amenities, well regarded schools, transport links and the wider road network. The property combines the character and charm associated with its period, including original feature fireplaces and attractive architectural details, with the benefits of modern improvements throughout. Offering spacious and versatile accommodation arranged over three floors, the property provides three well proportioned bedrooms, a useful loft room and generous reception space, making it an ideal home for growing families or those looking for additional living and working space. Internally, the accommodation is thoughtfully arranged and retains a wealth of features in keeping with the property's Edwardian heritage, whilst offering modern day practicality. The ground floor provides an inviting entrance hall, substantial lounge with bay window and original fireplace, separate sitting/family room and an impressive kitchen/dining room extending to the rear of the property. To the first floor are three bedrooms and a family bathroom, whilst the second floor provides a versatile loft room which could be utilised as a home office, hobby room, occasional bedroom or additional family space, subject to any necessary consents. Externally, the property benefits from a block paved driveway, attractive landscaped frontage and a mature, private rear garden, further enhancing this characterful family home.

Access is gained via a block paved driveway providing parking for two vehicles, with a stone feature raised bed to one side incorporating established trees and bushes. Block paved steps lead to the front entrance.

ENTRANCE HALL: Composite front entrance door with two obscure glazed panels to the centre, attractive oak wooden flooring, column radiator, stairs rising to the first floor landing and doors leading off to the principal reception rooms, kitchen/dining room and WC.

LOUNGE: 12'5" x 11'6" PVC double glazed bay window overlooking the front, radiator, original feature fireplace with decorative inset and tiled hearth, together with two useful built in storage cupboards positioned to either side of the fireplace. There is ample space for a range of lounge furniture.

SITTING ROOM: 13'0" max x 10'10" min x 10'6" PVC double glazed French doors opening onto the rear garden with PVC double glazed windows to either side, radiator and attractive original feature fireplace with marble hearth. A versatile additional reception room, ideal for use as a second sitting room, family room or snug.

KITCHEN/DINING ROOM: 21'0" x 7'11" max x 7'10" min A particularly useful and sociable space spanning the rear of the property. PVC double glazed French doors open onto the garden, with further PVC double glazed window to the side. The kitchen comprises a porcelain style sink inset into marble effect work surfaces with matching base and wall mounted units and drawers, integrated oven and hob with extractor hood over, integrated dishwasher, washing machine, fridge and freezer. Two useful pantry style cupboards provide additional storage. Tiled flooring, electric wall heater and ample space for a dining table and chairs.

GUEST WC: Original single glazed window to the front, low flushing WC, hand wash basin set into a vanity unit with tiled splashback, tiled flooring and useful space for hanging coats.

FIRST FLOOR LANDING: Stairs rising to the second floor landing, with doors leading to three bedrooms and the family bathroom.

BEDROOM ONE: 12'5" x 11'7" PVC double glazed window to the front, radiator, original feature fireplace and two built in wardrobes, together with ample space for a range of bedroom furniture.

BEDROOM TWO: 11'3" x 10'7" PVC double glazed window overlooking the rear, radiator, two built in wardrobes and space for bedroom furniture.

BEDROOM THREE: 10'10" max x 8'8" min x 8'5" max x 7'6" min Two PVC double glazed windows overlooking the rear, radiator, built in wardrobe/storage cupboard and space for bedroom furniture.

FAMILY BATHROOM: PVC double glazed obscure window to the front, panelled bath with shower over, low flushing WC and hand wash basin set into a vanity unit. Tiled surrounds, column radiator and laminate flooring.

SECOND FLOOR LANDING: Double glazed skylight to the rear and door leading to the loft room.

BEDROOM 4/LOFT ROOM: 11'8" x 9'8" A versatile additional room featuring two sloping ceilings, two double glazed skylights to the rear and radiator. The room provides useful additional accommodation with space for bedroom furniture and could lend itself to a variety of uses, subject to any necessary consents.

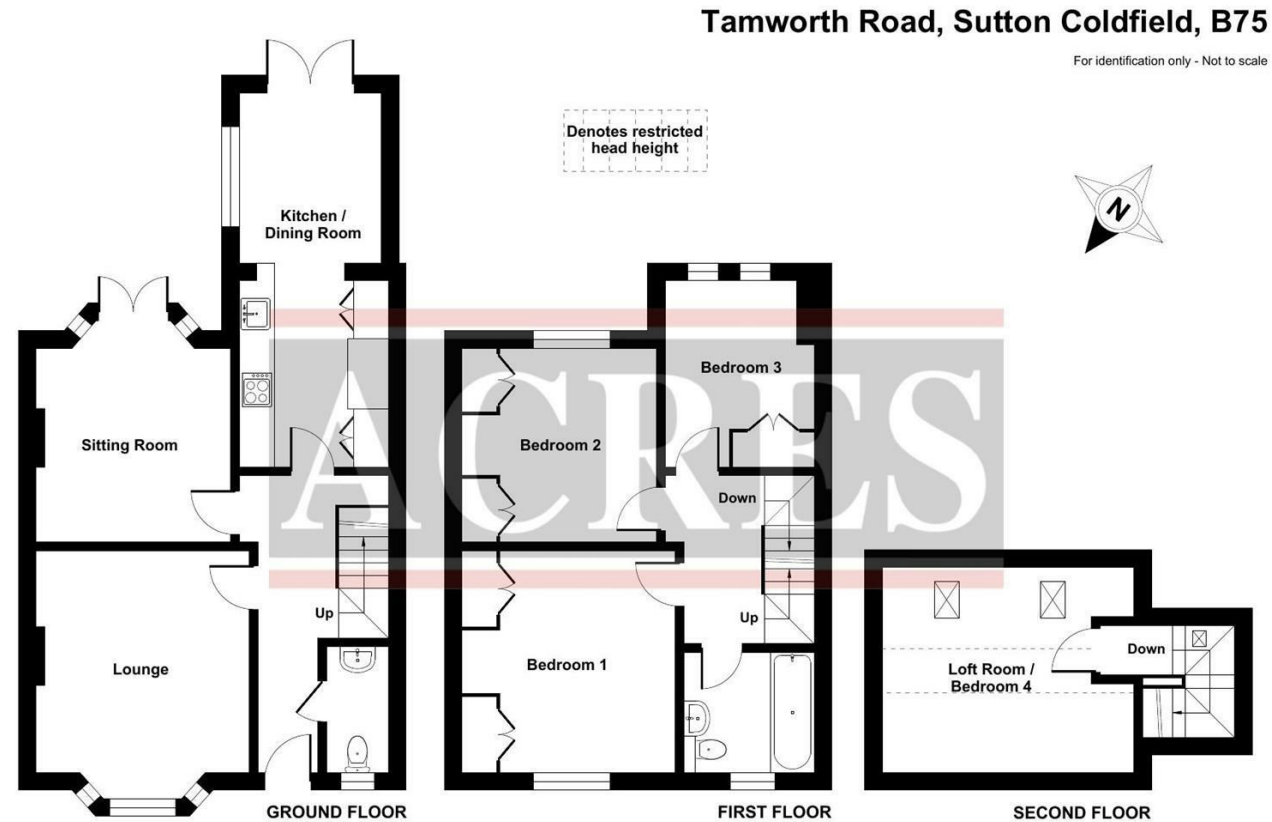
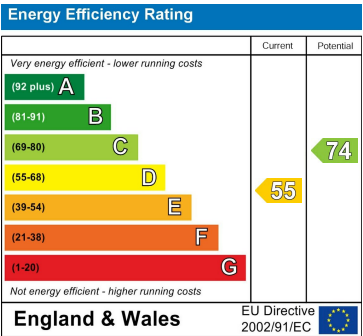
REAR GARDEN: The property enjoys a mature and established rear garden offering a good degree of privacy. There is a slate paved patio area providing an excellent space for outdoor seating and entertaining, together with a side gate providing access to the front. Beyond is a lawned garden with well established mature shrubs, bushes and trees to both sides, planted borders and a private rear aspect.



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Acres Estate Agent. REF: 1522289

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.

