

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk

- Desirable residential location
- Family home with extended accommodation throughout
- Block paved driveway
- Welcoming hallway and guest WC
- Lounge
- Open-plan kitchen/diner
- Four well-proportioned bedrooms
- Family bathroom and ensuite
- Rear garden with patio area and lawn
- Internal viewing is recommended.



**BLAKEMORE DRIVE, SUTTON COLDFIELD, B75 7RN - OFFERS AROUND £500,000**

Located within a desirable and well established residential area, this family home is perfectly positioned close to a range of everyday amenities. Convenient shopping facilities, reputable schools and excellent transport links including nearby bus routes and rail connections are all within easy reach, making this an ideal setting for families and commuters alike.

Well presented and thoughtfully extended, the property offers spacious, well planned accommodation throughout. Internally, it is accessed via a block paved driveway with a lawned fore garden leading into the porch and hallway. From here, the ground floor provides a guest WC, a front lounge, an open plan kitchen/diner with direct access to the rear garden. Upstairs features four well proportioned bedrooms, including a primary bedroom with ensuite shower room, along with a family bathroom. Outside, the home enjoys a fantastic rear garden with a lawn, patio and mature trees screening for added privacy.

**PORCH:** Accessed via PVC double glazed patio style door to front with window to side.

**HALLWAY:** Wooden style entrance door with obscure arched window, radiator, stairs to landing and doors leading to all ground floor rooms.

**GUEST WC:** Obscure PVC double glazed window to front, low flushing WC, hand wash basin with tiled splashback, radiator.

**LOUNGE:** 14'04" x 12'05" max (10'07" min) PVC double glazed bow window to front, radiator, gas coal effect fire with marble hearth, inset and decorative surround.

**OPEN PLAN KITCHEN/ DINER:**

- Dining Area – 10'03" x 9'05" PVC double glazed patio doors to rear garden, radiator, space for freestanding dining furniture, open to kitchen.
- Extended Kitchen – 14'05" x 9'04" PVC double glazed window to rear and French doors to garden, stainless-steel 1.5 bowl sink and drainer set in roll top work surfaces with matching base and wall units, breakfast bar seating area, space for washing machine and American style fridge freezer, integrated oven and gas hob with extractor hood, tiled upstands and flooring, door to understairs storage.

**LANDING:** Loft access point and doors to all bedrooms.

**BEDROOM ONE:** 17'10" max (14'07" min) x 7'05" PVC double glazed window to front, column radiator.

**ENSUITE:** Obscure PVC double glazed window to rear, enclosed corner shower, low flushing WC, hand wash basin set within vanity unit, tiled walls, tiled flooring, chrome ladder style radiator.

**BEDROOM TWO:** 12'05" x 8'04" PVC double glazed window to front, radiator, built in wardrobe.

**BEDROOM THREE:** 10'01" x 9'02" PVC double glazed window to rear, radiator.

**BEDROOM FOUR:** 9'05" x 7'02" PVC double glazed window to front, radiator.

**FAMILY BATHROOM:** Obscure PVC double glazed window to rear, panelled bath, low flushing WC, hand wash basin, tiled walls and flooring, chrome ladder style radiator.

**REAR GARDEN:** Paved patio seating area, large lawned garden, fenced boundaries, and mature trees to the rear providing excellent privacy.

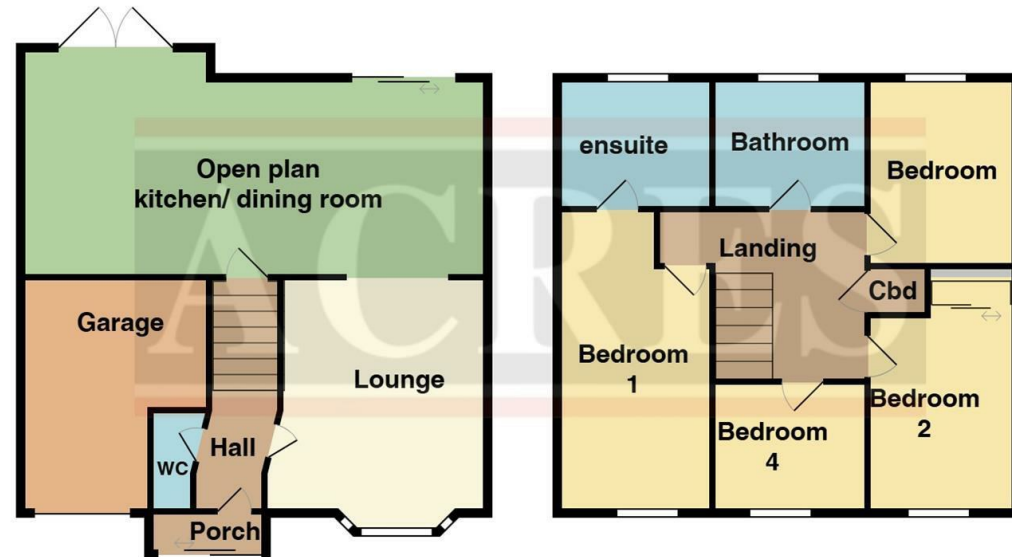


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** E

**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		72	78
(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.