

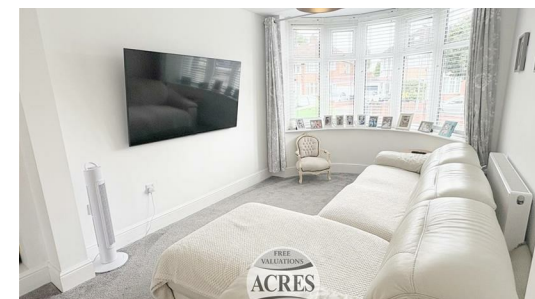
# ACRES

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

@ www.acres.co.uk



- Extended family home offering spacious and versatile living accommodation
- Large block paved driveway providing ample parking
- Welcoming entrance hall
- Stunning extended breakfast kitchen with bi fold doors
- Through lounge / dining room with bi fold doors to rear garden
- Four well proportioned bedrooms plus a versatile loft room/office
- Modern ensuite shower, stylish downstairs shower room and family bathroom
- Low maintenance rear garden with patio, astro turf, pergola and play area, perfect for entertaining and family use
- Garage ideal for storage
- Ideally located for sought after schools, transport links, Sutton Park and nearby shops



**GEORGE ROAD, SUTTON COLDFIELD, B73 5AW - OFFERS AROUND £480,000**

This extended and beautifully presented family home, offering generous and versatile living space. Boasting a stunning open plan breakfast kitchen, multiple reception rooms, four bedrooms plus a loft room. This property is ideal for modern family living. Externally, the home benefits from a large block-paved driveway and a low maintenance landscaped rear garden. Situated in a highly sought after location, the property is within easy reach of excellent schools, local amenities, transport links, and Sutton park. (PVC windows and Gas central heating where specified)

The property is approached via a large, block paved driveway, providing ample parking for multiple vehicles and access to the garage.

**HALLWAY:** Welcoming entrance hall with a stylish composite front entrance door with obscure glazed panels, radiator, stairs leading to the first floor, and doors off to the ground floor accommodation.

**THROUGH LOUNGE / DINING ROOM:** 24'11 (into bay) x 9'07 A beautifully bright and spacious room, featuring a PVC double glazed bay window to the front and bi folding doors opening out to the rear garden, creating an excellent flow of natural light. Two radiators, ample space for both lounge and dining room furniture, and an ideal setting for both everyday living and entertaining.

**EXTENDED BREAKFAST KITCHEN:** 14'09 x 14'05 A stunning modern kitchen, fitted with a range of matching wall and base units with drawers, all set beneath luxurious marble work surfaces. Features include an eye level double oven, six ring gas hob with extractor hood, integrated fridge freezer, integrated drinks fridge, integrated dishwasher, sink and drainer. Two skylights and bi folding doors to the garden flood the room with natural light. Finished with tiled flooring, two radiators, and door to storage cupboard.

**FAMILY ROOM/ SNUG:** 13'06 x 10'08 A versatile additional reception space, with a PVC double glazed window to the front and radiator. Perfect as a snug, playroom, or home office.

**DOWNSTAIRS SHOWER ROOM:** Fitted with a modern white suite comprising an enclosed shower cubicle, vanity unit with hand wash basin, low flushing WC, tiled surrounds and flooring, chrome effect ladder style radiator, and door to storage cupboard.

## LANDING

**BEDROOM ONE:** 11'10 x 10'08 A comfortable double bedroom with PVC double glazed window to the front and radiator.

**ENSUITE:** A contemporary ensuite fitted with an enclosed shower cubicle, vanity unit with hand wash basin, low flushing WC, chrome ladder style radiator, tiled splashbacks, and PVC double-glazed window to the front.

**BEDROOM TWO:** 12'00 x 9'07 Spacious double bedroom with PVC double glazed bay window to the front and radiator.

**BEDROOM THREE:** 12'07 x 9'07 Another generously sized bedroom, with PVC double glazed bay window to the rear, radiator, and access door to the loft room.

**BEDROOM FOUR:** 9'07 x 6'08 Well proportioned fourth bedroom with PVC double glazed window to the rear and radiator.

**LOFT ROOM:** 18'11 x 10'09 A superb additional space with two Velux windows (one to the front and one to the rear) and radiator. This flexible room could be used as a home office, guest bedroom, or additional storage space.

**FAMILY BATHROOM:** A beautifully appointed, contemporary bathroom suite, comprising a jacuzzi style bath, vanity unit with hand wash basin and WC, chrome effect ladder style radiator, and tiled surrounds.

**GARDEN:** The rear garden has been designed for low maintenance living, featuring a paved patio area ideal for outdoor seating, a pergola covered section currently housing a hot tub (but equally perfect as a shaded seating area), artificial lawn, and a side section finished with bark chippings currently utilised as a children's play area. The garden also provides direct access to the garage.

**GARAGE:** A practical garage space, ideal for storage, with potential for conversion into a gym, workshop, or bar area (subject to requirements). please check the suitability for your own vehicle.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	71	80
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.