

ACRES
Collection



2 Beech Hill Road, Sutton Coldfield, B72 1DN

OFFERS AROUND - £865,000



A substantial and characterful five bedroom detached family home, occupying a generous corner plot in a highly sought after and prime location. Offering spacious and versatile accommodation arranged over two floors, the property retains a wealth of original features including lead lined windows, stained glass detailing, original oak doors and feature fireplaces, creating a home full of charm and character. The property is approached via an impressive tarmac in and out driveway, with a central lawn and established planted borders, while the large corner plot provides excellent frontage, privacy and scope for further improvement. Internally, the property offers an abundance of living and entertaining space, with two generous reception rooms, a separate dining room, fitted kitchen, utility, conservatory and useful lean to, alongside a guest WC, pantry and cellar. To the first floor are five bedrooms, including a generous principal bedroom with fitted wardrobes and access to a Jack and Jill bathroom, together with a further family bathroom and separate WC. Externally, the mature rear garden features a substantial paved patio, lawn, established planting and mature trees, providing a private setting for outdoor entertaining. With its generous proportions, original character, large corner plot and additional areas offering potential for conversion or adaptation, this is a well established family home with considerable scope to create a truly individual residence.

ENCLOSED PORCH: Covered entrance porch with original single glazed stained glass window to side and paved step leading to the front entrance.

RECEPTION HALLWAY: Entered via an original oak wooden door with obscure glazed panels, the welcoming reception hall provides access to the principal reception rooms and kitchen, with stairs rising to the first floor landing, useful storage cupboard and doors leading to the pantry, cellar and inner hall.

GUEST WC: Featuring a single glazed stained glass window to side, low flushing WC, hand wash basin and tiled flooring.

SITTING ROOM: 16'8" max x 13'0" min x 11'11" A generous reception room with single glazed window to front and attractive single glazed bay window to side. The room features a radiator, coal fire with tiled hearth and decorative surround, together with ample space for a range of sitting room furniture.

LOUNGE: 16'10" max x 11'11" x 13'11" A further impressive reception room with single glazed window to side and single glazed bay window overlooking the rear garden. Featuring a recessed nook with electric coal effect fire set upon an inset hearth, decorative inset detailing and original single glazed stained glass windows overlooking the dining room. A spacious and characterful room with excellent potential for both family living and entertaining.





SALES
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LETTINGS

DINING ROOM: 17'00" x 10'5" max x 6'9" A well proportioned dining room with lead lined single glazed window and matching single glazed door opening to the rear garden. With radiator and ample space for a large dining table and accompanying furniture.

KITCHEN: 10'11" x 10'2" Fitted with a range of matching wall and base units and drawers, incorporating roll top work surfaces with stainless steel sink and drainer. Integrated oven and hob with extractor hood over, dishwasher, tiled splashbacks, tiled flooring, single glazed window to side and part glazed door providing access to the side.

LEAN TO: 12'3" x 10'5" A useful additional area providing access to the garage, utility room, WC and conservatory, with tiled flooring and part single glazed sliding door.

UTILITY ROOM: 6'3" x 5'1" Fitted with stainless steel sink and drainer set into roll top work surfaces, with base units beneath and space for washing machine and tumble dryer. Tiled splashback and flooring.

CONSERVATORY: 18'1" x 9'6" A generous addition enjoying views and access to the rear garden, with single glazed window to side, PVC double glazed French doors to garden, PVC double glazed window to rear, tiled flooring and radiator.

WC: Low flushing WC and tiled flooring.

INNER HALL: Providing a second entrance to the property via a part glazed door to the front, with access through to the garage.

GARAGE: With part obscure glazed sliding doors providing access to the front and rear. The generous space provides useful storage and offers potential for conversion, subject to the necessary permissions. (Please check the suitability of this garage for your own vehicle)

PANTRY: Single glazed window to front and useful space for additional storage.

CELLAR / WINE CELLAR: Accessed from the hallway, with single glazed window to front and steps leading down to a useful wine cellar and additional storage area.

FIRST FLOOR

LANDING: A spacious landing with return staircase and attractive original single glazed stained glass bay window overlooking the front. Doors lead to all bedrooms and bathrooms.

BEDROOM ONE: 16'10" x 13'11" A substantial principal bedroom with single glazed windows to rear and side, radiator, fitted wardrobes and ample space for bedroom furniture. Door provides access to a useful storage cupboard and Jack and Jill bathroom.



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.





JACK AND JILL BATHROOM: 13'8" max x 10'1" min x 7'6" max x 3'9" min Fitted with a low flushing WC, wash hand basin, bidet and enclosed shower with tiled surround and flooring. Single glazed window to rear, cupboard and ladder-style radiator.

BEDROOM TWO: 16'1" x 10'5" A generous double bedroom with single glazed windows to front and side, built-in wardrobe and cupboard, radiator and ample space for bedroom furniture.

BEDROOM THREE: 12'11" x 10'3" Single glazed window to front, radiator and space for bedroom furniture.

BEDROOM FOUR: 16'3" x 10'3" max x 7'11" min A further well proportioned bedroom with single glazed windows to rear and side, radiator and built in wardrobes.

BEDROOM FIVE: 7'7" x 4'10" A versatile single bedroom with single glazed window to rear and radiator, ideally suited as a child's bedroom, nursery, home office or dressing room.

FAMILY BATHROOM: 9'10" x 8'4" Featuring a large, panelled bath with shower attachment, his and hers hand wash basins, column radiator, tiled cupboard and single glazed window to front.

SEPARATE WC: Obscure single glazed window to side, low flushing WC and tiled flooring.

OUTSIDE

FRONT & SIDE GARDENS: The property occupies a particularly generous corner plot and is approached via a substantial tarmac in and out driveway, providing excellent off road parking. A half moon lawn sits centrally with a brick edged feature, complemented by decorative planted borders to the side. The side fore garden features paved areas and established planting, with fencing to both sides and a covered canopy porch providing access to the property.

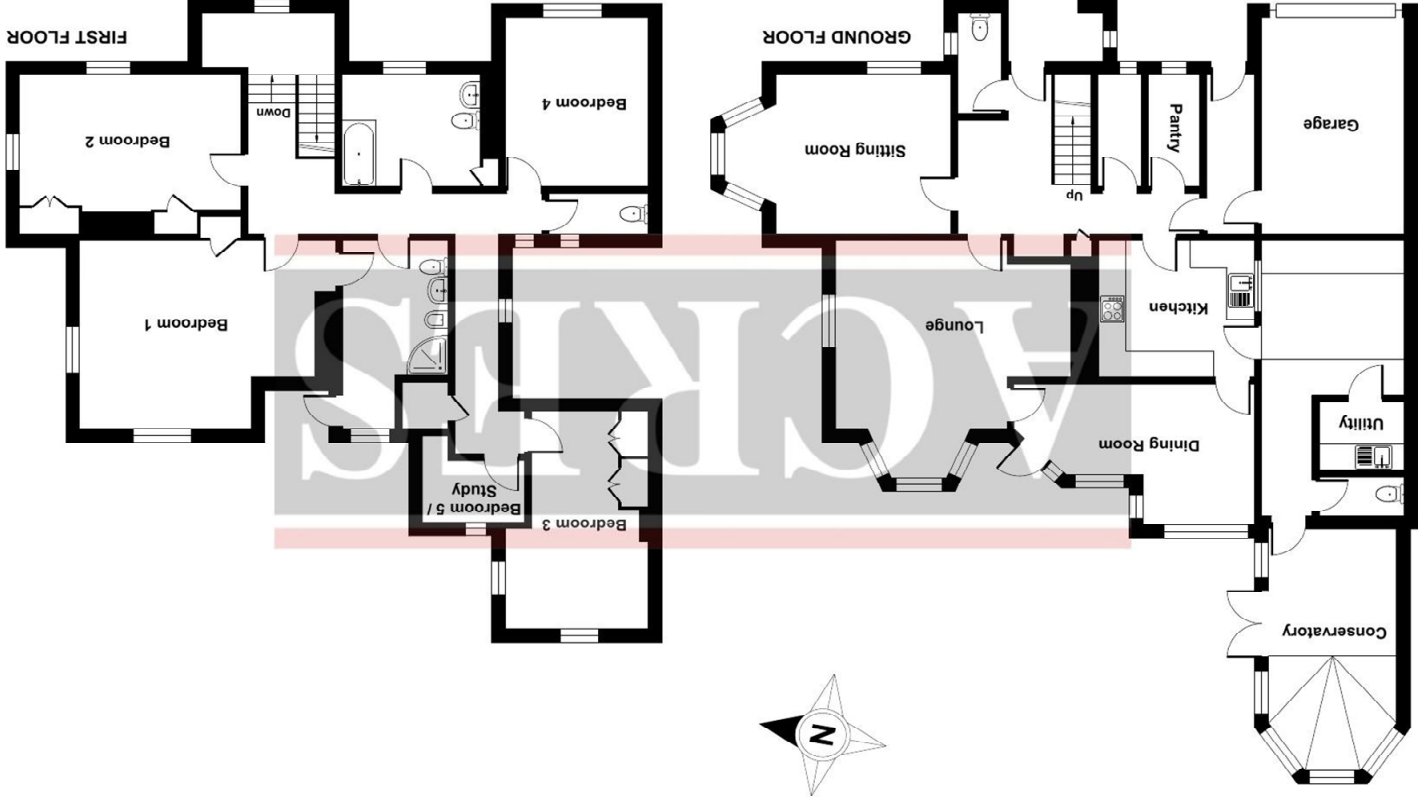
REAR GARDEN: The mature rear garden provides an excellent private outdoor space, with a large paved patio ideal for seating and entertaining. Steps lead up to a lawned garden enclosed by attractive stone and brick walls, with mature bushes and trees providing privacy to the rear and side. Established planted borders, a side gate and fencing provide convenient access back to the front of the property.





Beech Hill Road, Sutton Coldfield, B72

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Acres Estate Agent. REF: 1925093

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, 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.