

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A charming traditional style detached property
- * Situated on a grand plot within St Bernards Road
- * Enjoying four double bedrooms
- * Three reception rooms
- * Kitchen/breakfast room
- * Triple garage approached via in/out driveway
- * Magnificent hallway with stairs flowing to first floor
- * Retaining many original features
- * Internal viewing highly recommended
- * Extremely popular residential location



5 ST.BERNARDS ROAD,SUTTON COLDFIELD, B72 1LE, OFFERS IN EXCESS OF £775,000

We are delighted to offer this charming and very traditional style detached property occupying a grand plot approached by an in/out driveway. Situated on St Bernards Road which runs off Pilkington Avenue, Sutton Coldfield a prestige and desirable location close to all essential amenities including schools for all ages of children (including grammar), walking distance of Sutton town centre, access to the Midlands motorway links and enjoying public transport facilities. Also close to New Hall Valley, Sutton Park, and Wyndley Leisure Centre, with accommodation briefly comprising. Ground floor. Covered entrance, grand hall with guest w.c. off, three reception rooms, kitchen/breakfast room, side utility area/storage. First floor. Gallery style landing enjoying seating area and ample built in storage, four good sized bedrooms, family bathroom, separate shower room. Outside, Triple side garage, well maintained mature rear garden and glorious open front with in/out driveway. Double glazing, single glazed & central heating (where specified).

Situated on a grand plot enjoying in/out driveway, with raised borders, crazy paved steps leading to;

COVERED ENTRANCE: Leading to;

HALLWAY: With two radiators, wood panelling to walls, solid oak door, original wooden flooring, stairs flowing to first floor and french doors to garden

RECEPTION ONE/LOUNGE: 12'10" (TO FIREPLACE), 15'03"(INTO FIREPLACE) X 16'00" Having Inglenook fireplace housing gas fire, two single glazed windows to front and rear, two radiators, single glazed window to front, wooden beams to ceiling and doors through to Reception three

RECEPTION TWO: (CURRENTLY USED AS A BEDROOM) 13'02" X 9'08" With radiator, single glazed window to rear and beams to ceiling

RECEPTION THREE: 15'09" X 11'10" With two radiators, double glazed window to rear, wooden fire surround with hearth housing electric fire, wooden beams to ceiling and door to kitchen

KITCHEN/DINER: 19'00" X 9'10" With a range of wall, drawer and base units, double sink with mixer tap over, range(dual-fuel), two double glazed windows to front, single glazed window to side and space for fridge under counter

DINER: 15'06" X 11'11" With original range cooker (decorative) in chimney breast and fitted cupboard

SIDE UTILITY AREA: 25'02" X 4'06" With base cupboards, access to front via side door, cupboard housing central heating boiler, sliding door to garage

FIRST FLOOR:

GALLERY STYLE LANDING: With radiator, stained glass window to side, window seat with storage beneath, loft access and doors to storage cupboards

BEDROOM ONE: (FRONT) 16'08" X 10'11" With two single glazed windows to front, radiator and handbasin

BEDROOM TWO: (REAR) 15'04" (INTO BAY) X 13'02" With single glazed windows to rear, radiator, two storage cupboards

BEDROOM THREE: (REAR) 12'11" X 11'11" With single glazed window to rear and radiator

BEDROOM FOUR: (REAR) 11'05" (INTO BAY) X 8'11" With single glazed window to rear, radiator and storage cupboard, under eaves storage

BATHROOM: With W.C, handbasin, rolled top bath with taps and shower attachment, double glazed frosted window to front, airing cupboard, radiator and original fireplace

SEPARATE SHOWER ROOM: With W.C, handbasin, shower with rainfall shower above, radiator with towel rail over, double glazed frosted window to front

OUTSIDE:

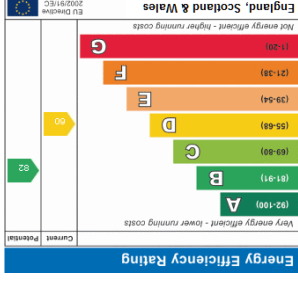
GARAGE: 26'09" X 16'11" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE) With single glazed window to rear, door to rear, door to W.C with handbasin and sliding door to front

Magnificent rear garden comprising crazy paved patio, sun terrace, tiered lawn with an abundance of mature tree, shrub and flower borders, cold water tap, steps up to top lawn, conifer trees, outside lighting and ornate pond

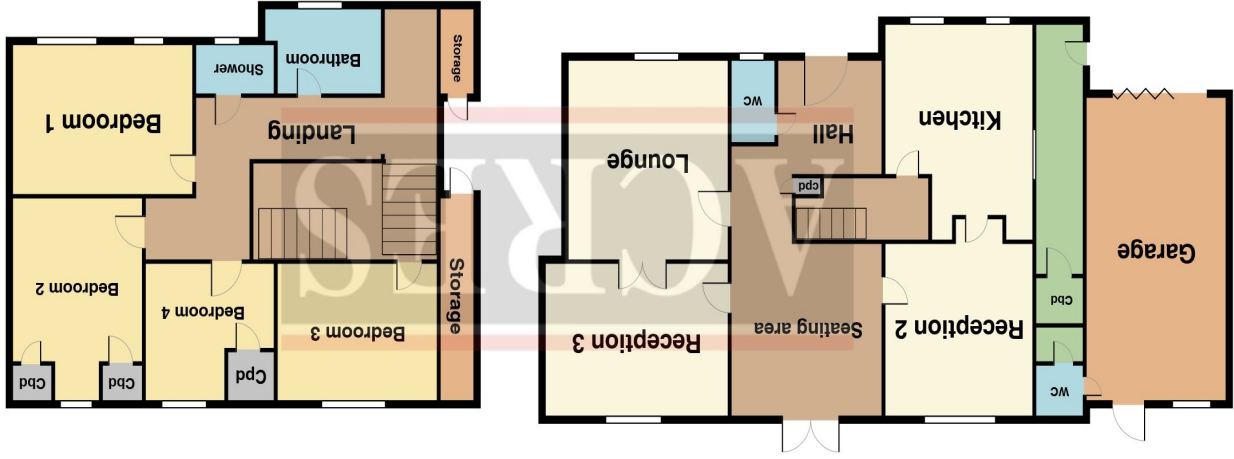


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





5 St. Bernards Road



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:
LOCATION :

As per sales particulars.
Recommended via Acres on 0121 321 2101.
Accessed off Pilkington Avenue

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

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.