

ACRES

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www.acres.co.uk



- * A traditional detached family home
- * Extended ground floor accommodation
- * Five bedrooms
- * Two reception rooms plus breakfast room
- * Scope to further develop and modern accommodation
- * Extended kitchen
- * Retaining many original features
- * Central Sutton town location
- * Close to all amenities
- * Internal viewing strongly recommended



2 TAMWORTH ROAD, SUTTON COLDFIELD, B75 6DG OFFERS AROUND £595,000

We are delighted to offer this extremely spacious and extended detached property. Located on Tamworth Road, this five bedroom property offers exceptional scope to further develop and modernise the accommodation on offer, within easy reach of all family amenities including, schools for all ages of children (including Sutton grammar schools), walking distance of shops, restaurants, and bars in Sutton town centre and Mere Green, excellent public transport including network rail and enjoying recreational facilities with Sutton Park nearby. With accommodation briefly comprising. Ground floor. Covered entrance, hall with stairs flowing to the first floor, two reception rooms, breakfast room with cloaks, guest w.c., extended fitted kitchen, utility area and access to garage. First floor. Five bedrooms, family bathroom, walk-in storage area (potential for ensuite shower room). Outside. Enclosed rear garden, open front with sweeping driveway and garage, side covered passageway.

Accessed at the front via sweeping driveway with raised borders, leading to;

COVERED ENTRANCE: With light

GRAND HALL: With original wooden flooring, single glazed original leaded light side window, radiator, beamed ceiling, picture rail and stairs flowing to first floor

RECEPTION ONE: (FRONT) 15'09" (INTO BAY) , 13'05" X 11'07" With double glazed bay window, brick feature fireplace, coving to ceiling and radiator

RECEPTION TWO: (REAR) 15'02" X 10'00" , 11'07" With double glazed window and french door, radiator, picture rail and beamed ceiling

BREAKFAST ROOM: 11'11" X 7'01" with storage cupboard, understairs cloaks cupboard, radiator, double glazed window to rear, inset lighting and arch to

GUEST W.C SHOWER ROOM: Having fully tiled walk in shower cubicle with housing electric shower, W.C, handbasin and chrome towel rail

EXTENDED FITTED KITCHEN: 12'08" , 16'05" X 11'10" Having a range of wall and base units with worktops over, double bowl sink unit with tiled splashbacks, Belling range oven with extractor over, integrated dishwasher, integrated fridge, inset lighting, radiator, two double glazed windows, access to rear garden and utility area with storage, leading to garage

FIRST FLOOR LANDING: Split level with doors to;

BEDROOM ONE: (FRONT) 13'05" (NOT MEASURED INTO BAY) X 11'07" With double glazed bay window to front and radiator

BEDROOM TWO: (REAR) 11'07" MAX, 9'04" (TO WARDROBES) X 13'01" With double glazed window to rear, radiator and fitted wardrobes

BEDROOM THREE: (REAR) 17'07" X 7'04" With double glazed window to rear and side, radiator and coving to ceiling

BEDROOM FOUR: (FRONT) 12'04" X 7'05" With double glazed window to front and radiator

BEDROOM FIVE: (FRONT) 8'04" X 7'07" With double glazed window to front and radiator

BATHROOM: Having corner bath with shower attachment over and jacuzzi jets, W.C, handbasin set in vanity unit, towel radiator, fully tiled, useful storage cupboard and double glazed frosted window to rear

DRESSING AREA: 4'11" X 4'07" Suitable for converting to an ensuite shower room

OUTSIDE:

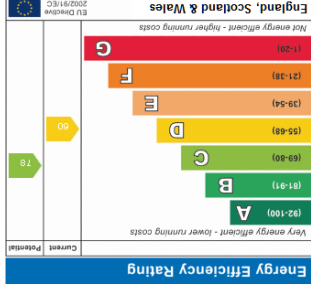
GARAGE: 15'03" X 12'03" (PLEASE CHECK THE SUITABILITY OF THIS GARGAE FRO YOUR OWN VEHICLE USE); open door to front, light and power

Magnificent rear garden with paved patio area, raised borders, sun terrace/decking, garden shed, cold water tap, and access to side covered storage area leading to front



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

TENURE:

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

LOCATION :
As per sales particulars.
Recommended via Acres on 0121 321 2101.
Accessed off Birmingham Road

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.)



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