

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* A wonderful extended family home
- \* Enclosed porch and hallway
- \* Dining room and extended lounge
- \* Conservatory, Kitchen with utility area
- \* Inner lobby, guests cloakroom
- \* Four superb bedrooms
- \* Bathroom
- \* Fore garden with driveway
- \* Garage
- \* Gorgeous rear garden



***9 MELROSE AVENUE, SUTTON COLDFIELD, B73 6NT OFFERS OVER £450,000***

This is a wonderful extended freehold family home . Beautifully situated close to many local amenities including shops, restaurants and the wonderful beauty spot that is Sutton Park. The interiors are excellent throughout including enclosed porch, entrance hall, dining room, extended rear lounge, conservatory, fitted kitchen with utility area, inner lobby with guests cloakroom and access to garage. To the first floor are four very generous bedrooms and family bathroom. Outside is a fore garden offering parking space and access to garage front and to the rear is a beautiful picture book garden that compliments the house perfectly. Viewing should be considered a priority to appreciate all that is on offer. Council tax band E and EPC rating D.

Access is via a brick blocked paved fore garden with planted bed to side

**Enclosed porch** Double glazed panel to front and side, double glazed door, tiled floor, timber glazed reception door with opaque glazed panel to side into:

**Hallway** Staircase to first floor, radiator, half door into under stairs storage cupboard, open archway into under stairs cloaks cupboard and further doors into:

**Dining room 14'0" max into bay 10'9" min x 12'5" max 11'3" min to chimney breast** Having a large bay window to front, two radiators, coving to ceiling, inset living flame effect fire

**Extended rear lounge 18'2" x 11'5" max 10'3" min to chimney breast** A lovely extended room with coving to ceiling, feature brick fire surround with matching display plinth, Marbelesque back and hearth and fitted living flame effect fire, radiator, Bi-folding door out to:

**Conservatory 10'8" max x 9'9"** A lovely addition to the home with double glazed panels, double glazed double opening doors to garden, tiled floor

**Kitchen area 15'1" max 6'4" average x 14'6" max 8'4" min** Having a range of units to include drawer, base and larder cupboards, integrated fridge and dishwasher, concealed wall mounted gas central heating boiler, one and half bowl sink and drainer, work surfaces and tiling to splashback, double glazed window to rear and side, four ring gas hob with oven below and extractor hood over

**Utility area** With Belfast style sink, work surfaces and base cupboard, space and plumbing for washing machine and fridge freezer, radiator, double glazed window to rear and side, double glazed door to garden, door into:

**Inner lobby** Door into garage and door into:

**Guest cloakroom** Having close coupled W.C, double glazed window to side

**First floor landing** A winged landing with doors into:

**Bedroom one 14'10" max into bay 10'9" min x 11'8" max 9'7" min to wardrobe front** Having double glazed bay window to front, radiator, built in wardrobe, picture rail

**Bedroom two 15'1" max into bay 12'5" min x 11'6" max to wardrobes 9'6" min to wardrobe front** A second double bedroom with double glazed bay window to front, built in His and Hers wardrobes, radiator

**Bedroom three 10'3" max 6'6" min x 16'10" max 8'11" min** A third good sized bedroom with two double glazed windows to front, two radiators, internal opaque cubed window

**Bedroom four 11'11" x 7'4"** Having a double glazed window to rear, radiator

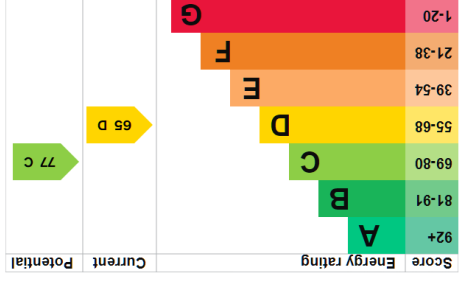
**Bathroom** Having a suite comprising panelled bath with electric shower over and shower screen, wash hand basin set into a vanity unit, close coupled W.C, radiator, tiling to walls

**Garage 14'7" max x 9'6" min (Please check the suitability of this garage for your own vehicle)** Having light, door to front



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





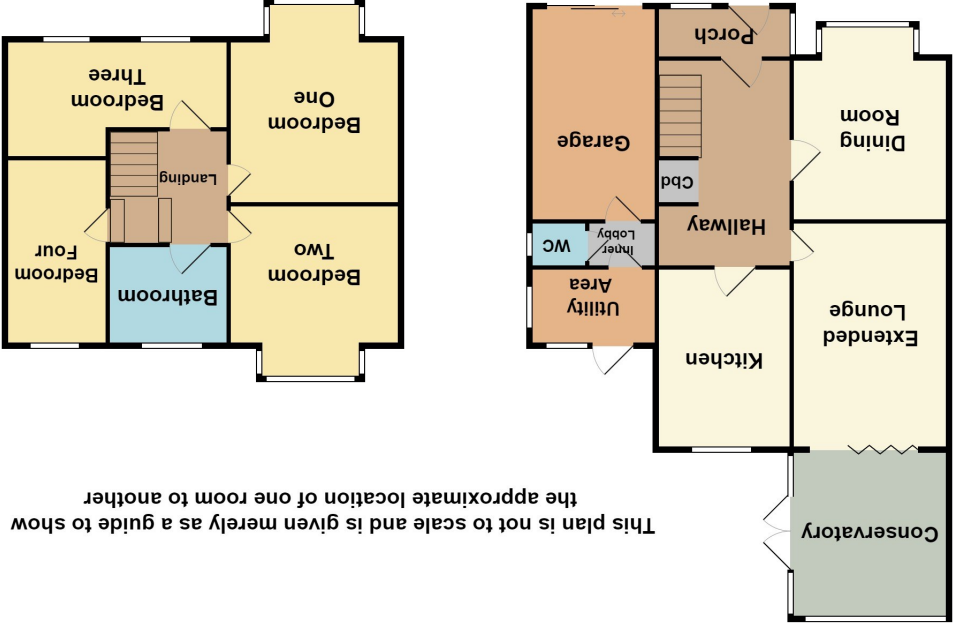
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:**

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.)  
As per sales particulars.  
Recommended via Acres on 0121 321 2101.



This plan is not to scale and is given merely as a guide to show the approximate location of one room to another