

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* A wonderful detached residence
- \* Beautifully positioned very close to Sutton Park and the Royal Town of Sutton Coldfield
- \* Welcoming entrance and guests cloakroom
- \* Sitting Room
- \* Living Room with double doors out to garden
- \* Stunning re-fitted dining kitchen
- \* Four double bedrooms
- \* Upgraded bathroom, Shower room and separate W.C.
- \* Planted fore garden with driveway for parking and access to garage
- \* Gorgeous large mature rear garden with patio, lawn and an abundance of plants and trees



***67 Clifton Road, Sutton Coldfield, B73 6EN ~ Offers in the region of £660,000***

Acres are proud to offer for sale this stunning detached residence, it occupies an incredible position close to the beauty spot that is Sutton Park, Royal Sutton Coldfield's town centre and all of the amenities that are close by. The property is freehold and council tax band F. The interiors are wonderful and have been completely enhanced and improved throughout by the current owners, it offers a lovely large welcoming hallway, guests cloakroom, sitting room, lounge with door out to garden and re-fitted dining kitchen with a comprehensive range of stylish units. To the first floor are four excellent double bedrooms, wonderful modern bathroom, separate shower room and separate W.C. Outside are the prettiest gardens, fore garden that has beautifully planted beds, brick blocked driveway for multiple cars and access to garage front and to the rear is a gorgeous large garden with patio, shaped lawns and an array of flowering and verdant trees and shrubs. Viewing is essential to appreciate everything that is on offer. EPC rating D.

Access is via a beautiful planted fore garden with an array of flowering and verdant shrubs, brick blocked driveway for multiple parking, access to garage front

**ENCLOSED PORCH** Double glazed leaded light door with matching panel to side leading to a stained glass reception door with matching stained glass window to side into:

**HALLWAY** A wonderful welcoming entrance with newel and balustrade staircase to first floor, radiator, light toned flooring, double opening door into cloaks cupboard and further doors into, Lounge, Dining Kitchen

**GUEST CLOAKROOM** White close coupled WC

**SITTING ROOM 16'10" max into bay 13'5" min x 12'3"** Having a double glazed leaded light bay window to front, two radiators, deep coving to ceiling and stylish minster style lime stone fire surround with fitted living flame effect fire, light toned flooring

**LOUNGE 14'0" x 12'2"** Having plate rail, double glazed window system to rear with double opening doors out to garden, radiator, gas wood burning effect stove

**DINING KITCHEN 16'5" 15'0" min to chimney breast x 14'0" max 10'4"** Beautifully re-fitted with two tone units to include drawer, base and eye level cupboards, range style cooker with extractor hood over, work surface, integrated dish washer and washing machine, space for fridge/freezer, fitted microwave oven, white one hand half bowl crock sink and drainer, double glazed window and double glazed double opening door to garden, space for dining furniture, double glazed door out to covered side passage way, door into:

**GARAGE 15'0" x 9'1" (please check the suitability of this garage for your own vehicle)** Double opening door to front, double glazed opaque window to side and door to side, wall mounted gas central heating boiler

**FIRST FLOOR LANDING** An excellent landing space with feature double glazed leaded light stained glass window to front and access to loft space, doors into:

**BEDROOM ONE 17'2" max into bay 13'5" min x 12'3"** A large double bedroom with double glazed leaded light bay window to front, two double glazed leaded light windows to side, radiator

**BEDROOM TWO 13'10" x 12'3"** double glazed window to rear offering glorious garden views, two double glazed windows to side, radiator

**BEDROOM THREE 10'5" x 8'9" min 10'00" max** With lovely garden views, radiator, double glazed window to rear

**BEDROOM FOUR 10'5" min to wardrobe front 11'8" max into wardrobes x 9'0"** Double glazed leaded light window to front, built in wardrobes to rear, radiator,

**BATHROOM** A lovely luxury bathroom with white suite comprising of double ended bath with central taps and shower attachment, wash hand basin set into a vanity unit, shower cubicle with overhead shower and rinser aid, period style radiator/towel rail, spotlight to ceiling, complimentary tiling to walls and double glazed opaque window

**SHOWER ROOM** Having a shower cubicle with fitted electric shower, wash hand basin set into a vanity unit, close coupled WC, elegant tiling to walls, period style radiator/towel rail, double glazed opaque window

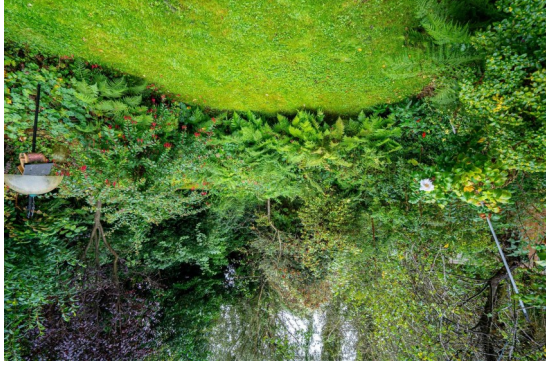
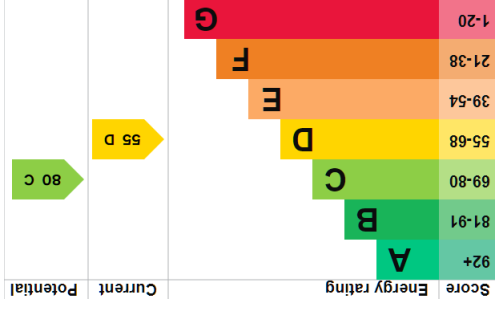
**SEPARATE WC** White close coupled WC, wash hand basin set into a vanity unit, tiling to walls complimenting the bathroom, double glazed opaque window

**REAR GARDEN** An incredible picture book garden and shrubs with an array of flowering and verdant trees and shrubs, lawn and patio area, potting shed with heating, lighting and power



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:**

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

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.)

