

# ACRES

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- ◆ A wonderful detached residence situated on a corner position
- ◆ Well regarded residential area
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Generous lounge with entertaining doors into an extended dining room
- ◆ Breakfast kitchen
- ◆ Sitting room/home office
- ◆ Four double bedrooms (one with en-suite)
- ◆ Family bathroom
- ◆ Superb wrap around fore garden
- ◆ Excellent rear garden leading to a double garage - No upward chain



***35 Gleneagles Drive, Sutton Coldfield, B75 6UN ~ Offers around £550,000***

This is a beautiful detached and freehold property ideally located in a very desirable residential area. The property is council tax band E and includes an enclosed porch, large welcoming entrance hall, guests cloakroom, family lounge with double doors through to an extended dining room, separate sitting room/home office, generous breakfast kitchen and utility. To the first floor are four excellent double bedrooms (one with an en-suite shower room) and family bathroom. Outside is a lovely wrap around fore garden with lawn and planted borders, to the rear is a lovely garden with paved areas to side and fore plus bordered lawn and access to a double garage. EPC D.

Access is via a wrap around fore garden with brick block pathway leading to

**ENCLOSED PORCH** Double glazed panel to side and double glazed door to front, tiled floor, timber glazed reception door into:

**HALLWAY** Coving to ceiling, radiator, turning staircase to first floor, door into under stairs storage cupboard and further doors into sitting room, kitchen, lounge and

**GUEST CLOAKROOM** Having a white close coupled WC, wash hand basin set into a vanity unit, double glazed opaque window and radiator

**SITTING ROOM 11'6" x 11'00" max into bay 8'2" min** Double glazed bay window and further double glazed window, radiator, coving to ceiling

**LOUNGE 18'3" max into bay 14'10" min x 12'5"** Having a deep double glazed bay window to front, minster style fire surround with living flame effect fire, coving to ceiling, radiator and entertaining doors through to:

**DINING ROOM 16'2" max x 12'4" max 9'10" min** Coving to ceiling, double glazed patio doors to rear, double glazed window to side, radiator

**BREAKFAST KITCHEN 12'7" x 10'1"** Having a range of drawer, base and eye level cupboards, worksurface and tiling to splash backs, four ring gas hob with extractor hood over, double oven. Grill combination, fitted microwave, stainless steel one and half bowl sink and drainer, radiator, coving to ceiling, double glazed rear window, door into

**UTILITY ROOM 10'2" x 7'0"** Double glazed window side, base units, space and plumbing for washing machine, space and plumbing for dishwasher, space for white goods, double glazed window to side and door to rear

**FIRST FLOOR LANDING** Access to loft space, double glazed window to side, door into airing cupboard, further doors into:

**BEDROOM ONE 12'3" max 10'1" min to wardrobe front x 12'5 max 10'6" min to wardrobe front** Large double glazed window to front, comprehensively fitted bedroom furniture, radiator, coving to ceiling

**BEDROOM TWO 13'2" max 11'2" min to wardrobe front, x 10'4" plus door well** Large double glazed window to rear with garden views, radiator, built in his and her wardrobes, wash hand basin set into a vanity unit, coving to ceiling

**BEDROOM THREE/GUEST SUITE 10'5" max x 10'7" max 7'10" min** Double glazed window to rear offering lovely views, two built in wardrobes and door to

**ENSITE 10'2" x 4'11"** Wet and dry shower cubicle, wash hand basin set into a vanity unit, close coupled WC, radiator and chrome ladder style radiator, spotlight to ceiling, double glazed opaque window

**BEDROOM FOUR 9'0" x 10'8" min to wardrobe front 12'8" max into wardrobes** A fourth double bedroom with double glazed window to front, built in wardrobe system to one side

**BATHROOM** Having a suite comprising of panelled bath with shower above and shower screen, pedestal wash hand basin, close coupled WC, tiling to walls, radiator, double glazed opaque window

**REAR GARDEN** A complementary rear garden with wide side area with gate to front, further paved patio to fore leading to a boarded lawn and pathway to

**DOUBLE GARAGE (please check the suitability of this garage for your own vehicle)** Electric door operated via pendant and switch in the garage, window and door to side, light and power



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	
			82 B

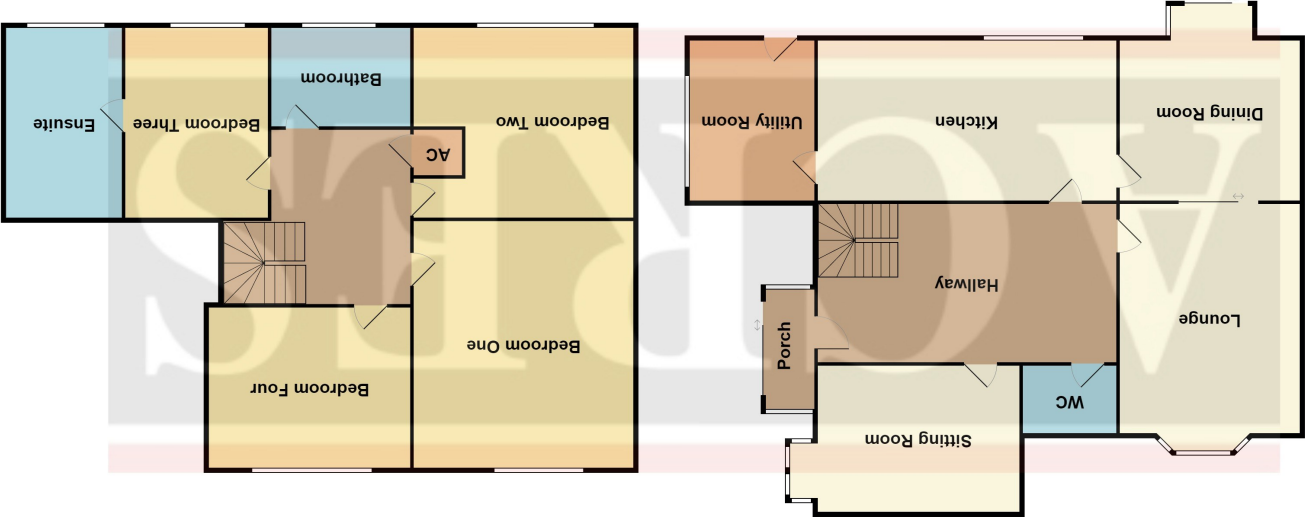


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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 TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.