

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- ◆ A wonderful detached executive styled residence
- ◆ Enclosed porch and entrance hall
- ◆ Very large family living room with patio doors to garden
- ◆ Dining room
- ◆ Large extended dining kitchen
- ◆ Utility, boiler cupboard and W.C.
- ◆ Four double bedrooms
- ◆ Full ensuite bathroom, family bathroom and separate W.C
- ◆ Fore garden with two drives leading to garages one and two
- ◆ Beautiful rear garden being the perfect compliment



***7 Boulton Road, Sutton Coldfield, B72 1DW ~ Asking Price £750,000***

Located on a road of detached executive styled properties this incredible house is freehold and council tax band G. This wonderful house offers the lucky buyer superb interiors and the opportunity to improve to ones own taste. Internally there is an enclosed porch, entrance hall, very large living room with patio doors to rear, dining room, extended dining kitchen, utility, boiler cupboard and W.C. To the first floor is a master bedroom with full en-suite bathroom, three further double bedrooms, bathroom and separate W.C. Outside to the front is a wide fore garden with lawn and driveway to either side leading to both garages one and two. To the rear is an enviable garden that is the perfect compliment to this vast family home. Viewing should be considered a priority as opportunities to purchase a property such as this are very rare. EPC rating F.

Access is via a deep fore garden with bordered lawn and driveway to either side leading to Garage one and two

**ENCLOSED PORCH** Leaded light windows and double opening doors, timber and glazed reception door with matching side window into:

**HALLWAY** Coving to ceiling, radiator, staircase, door into Lounge, Dining Room, Kitchen and

**GUEST CLOAKROOM** Close coupled WC and wash hand basin

**DINING ROOM 13'8" x 10'10"** Leaded light window to front and side, radiator, coving and medallion to ceiling

**LOUNGE 20'00" x 15'10"** A beautifully appointed lounge with wonderful garden views, coving and medallion to ceiling, leaded light window to front and double glazed double opening patio doors to rear, three radiators

**KITCHEN 19'10" max x 15'2" max 9'1" min** A large dining kitchen with drawer, base and eye level cupboards, stainless steel double sink and drainer under double glazed window, four ring electric oven with extractor over, double oven/grill combination, work surface and tiling to part walls, dining area to rear with radiator, space for table and chairs and door out to

**UTILITY** Space and plumbing for washing machine, space for dryer, window and door to side, door into

**BOILER CUPBOARD** Floor standing boiler, radiator, leaded light window

**FIRST FLOOR LANDING** An excellent landing space, opaque leaded light window, coving to ceiling, access to loft space, radiator

**MASTER BEDROOM 15'10" x 11'0"** Two leaded light windows to front, leaded light window to rear, radiator and door into:

**ENSUITE 10'8" x 8'11"** A full ensuite with panelled bath, wash hand basin set into a vanity unit, close coupled WC, bidet and self contained shower cubicle, tiling to walls, leaded light window to rear, radiator

**BEDROOM TWO 13'6" x 10'10" max 8'9" min to window front** Leaded light window, wardrobe system including dressing table and over head storage, radiator

**BEDROOM THREE 12'7" x 7'6" min to wardrobe front 9'4"** Leaded light windows to front and side, radiator, fitted wardrobes

**BEDROOM FOUR 10'11" x 9'2" max** Leaded light window to rear, radiator

**BATHROOM** White panelled bath with shower attachment, wash hand basin set into a vanity unit, opaque leaded light window, radiator and door into linen cupboard with radiator, tiling to walls and shelving

**SEPARATE WC** Close coupled WC, wash hand basin, opaque leaded light window, radiator

**REAR GARDEN** A wonderful garden with brick blocked patio leading to a large lawn, planted beds throughout with an array of flowering and verdant shrubs

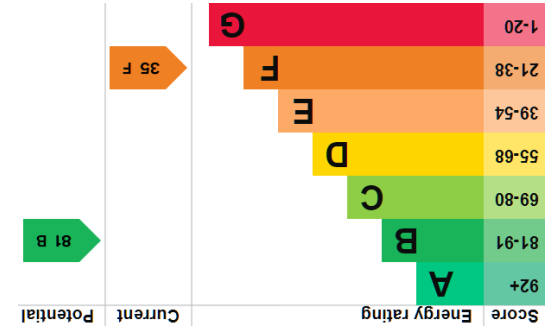
**GARAGE ONE 20'1" min x 9'00" max 8'3" min (please check the suitability of this garage for your own vehicle)** Double doors to front, light and power

**GARAGE TWO 17.1" x 9'00" max 7'10" min (please check the suitability of this garage for your own vehicle)** Double doors to front and door to side verandah



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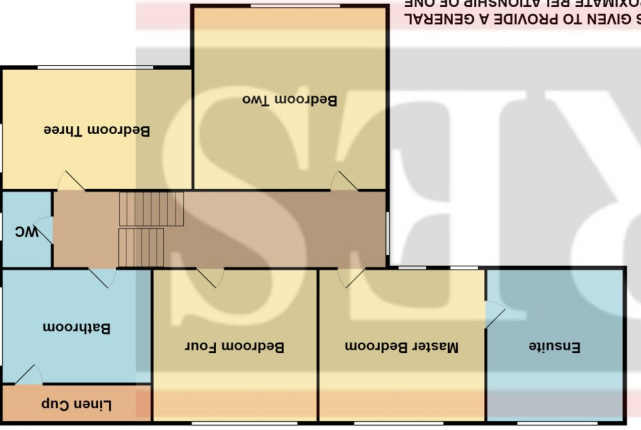
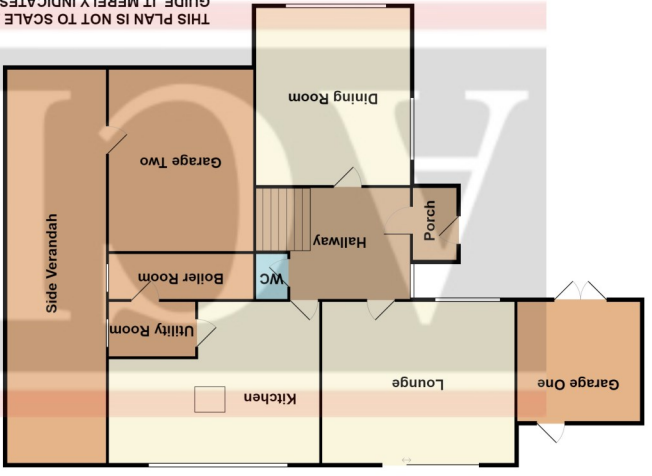




Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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