

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb residence offering further potential to enhance and extend (with permission)
- ◆ Large enclosed porch, entrance hall and guests shower room
- ◆ Superb dual aspect living room
- ◆ Extended sitting/dining room
- ◆ Breakfast kitchen
- ◆ Four excellent bedrooms
- ◆ Modern styled bathroom with white suite and grey toned decor
- ◆ Wide fore garden with lawn, driveway for multiple cars and access to a tandem garage
- ◆ Mature rear garden with lawn planted areas and summer house



315 Birmingham Road, Sutton Coldfield, B72 1ED ~ Offers in the region of £525,000

Acres are delighted to offer for sale this superb freehold detached residence, council tax band F. That offers excellent opportunity to enhance and extend (with relevant permissions) as it sits on a very wide plot. The interiors are very generous and include enclosed porch, entrance hall, guests shower room, large dual aspect lounge, extended dining/sitting room and breakfast kitchen. To the first floor are four excellent bedrooms and a spacious modern bathroom with white suite and grey toned decor. Outside is a fore garden with lawn, driveway offering multiple parking and access to a tandem garage front and to the rear is a lovely mature garden with patio, lawn, planted borders, and summer house. Viewing is essential to appreciate the convenient location and wealth of accommodation included. EPC rating D.

Access is via: A large fore garden with lawn planted area and brick blocked driveway leading to garage front

EXTERNAL PORCH Having double glazed panels to front and side, double glazed door, double glazed reception door with matching double glazed panel to side

HALLWAY Having staircase to first floor, radiator, double glazed patterned window, cloak area

GUEST CLOAKROOM/SHOWER ROOM Having self contained shower with fitted electric shower, wash hand basin set into a vanity unit, close coupled WC, tiling to walls, radiator

DUAL ASPECT LOUNGE 29'3" x 12'8" Having double glazed bow window to front and double glazed patio doors to rear, coving to ceiling, two radiators, feature brick fire surround, wall light points

DINING /SITTING ROOM 20'9" max 8'8" min x 11'8 max 9'00" min Having double glazed bow window to front, two radiators, coving to ceiling

BREAKFAST/KITCHEN 21'0" max 10'8" min x 6'1" min 10'8" max Having white drawer, base and eye level cupboards, work surface, tiling to splash back, four ring induction hob with extractor hood over, stainless steel one and half bowl sink and drainer, double oven/grill combination, fitted microwave, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, double glazed window

BREAKFAST AREA Space for table and chairs, double glazed window and door to rear

FIRST FLOOR LANDING Having double glazed window, double doors into air cupboard

BEDROOM ONE 15'1" x 12'10" Having double glazed window to front, radiator, coving and medallion to ceiling

BEDROOM TWO 14'3" max 12'4" min x 12'10 max 8'10" min to wardrobe front Having double glazed window to rear, built in wardrobe, drawers, vanity area and overhead storage

BEDROOM THREE 14'4" x 9'4" Having double glazed window to front, radiator

BEDROOM FOUR 10'10" max into doorwell 8'7" min x 8'1" max Having double glazed window to front, radiator, built in open storage over stairwell

BATHROOM Having white suite comprising P shaped bath with shower attachment over, wash hand basin set into a vanity unit, closed coupled WC, radiator, grey toned tiling to walls and floor, chrome ladder style radiator/towel rail, double glazed opaque window, radiator, spotlights to ceiling, access to loft

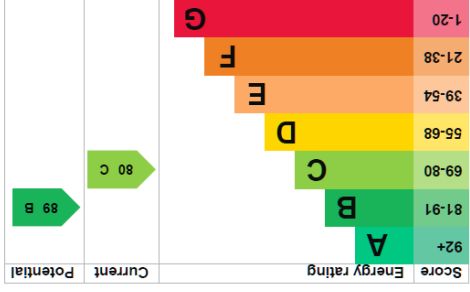
GARAGE 31'3" x 9'10" max (please check the suitability of this garage for your own vehicle) Having light, electric door to front, window and door to garden

REAR GARDEN A lovely mature garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



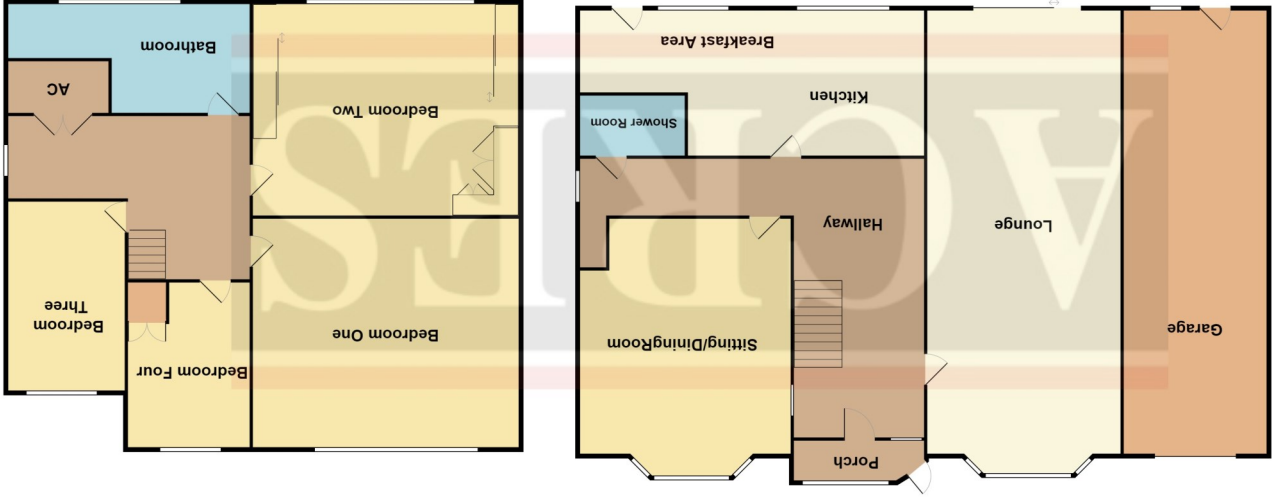


TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

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.)



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

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.