

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An incredible detached residence ideally located in Sutton Coldfield
- ◆ Entrance hall and Guests Cloakroom
- ◆ Large family lounge
- ◆ Sitting Room
- ◆ Generous dining kitchen and separate utility
- ◆ Four excellent bedrooms
- ◆ Shower room
- ◆ Wide fore garden offering multiple parking space
- ◆ Amazing rear garden
- ◆ Multifunctional space that was originally the garage



148 Whitehouse Common Road, Sutton Coldfield, B75 6DP ~ Offers around £650,000

This is an incredibly spacious detached residence that is freehold and council tax band F. The location is superb for many facilities that the Royal Town of Sutton Coldfield has to offer. The interiors are excellent throughout and include many wonderful features including an entrance hall, guests cloakroom, separate sitting room, generous family lounge leading to a large dining kitchen and utility room. To the first floor are four very generous bedrooms and shower room. To the rear is a much larger than average rear garden with patio areas, summer house/workshop and a huge lawn. There is a multi functional room (that was originally the garage). To the front is a wide fore garden that offers multiple parking space. Viewing is absolutely essential to appreciate both location and accommodation on offer. EPC rating D.

Access is via double opening gates with hedging to front giving access to wide fore garden offering multiple parking spaces, double glazed reception door with matching leaded light panels to side into:

HALLWAY Newel and balustrade staircase to first floor, radiator, door into store/cloaks cupboard, door into living room, sitting room, kitchen and

GUEST CLOAKROOM Close coupled WC, wash hand basin, double glazed opaque window, timber panels to 3/4 height on walls

LOUNGE 21'0" max into bay 19'4" min x 10'11" max 10.00" to chimney breast 10'3" min Double glazed leaded light bay window to front, picture rail, two radiators, timber effect floor, stylish fire surround with fitted living flame effect fire and marblesque hearth, double opening doors out to Dining Kitchen

DINING KITCHEN 25'10" max x 10'5" max Having a range of drawer, base and eye level cupboards with worksurface and tiling to splash backs, integrated Dish Washer, space for range style cooker with stainless steel splash back and extractor hood over, sink and drainer under the double glazed window, radiator, space for fridge/freezer, fitted microwave, tiled floor

DINING AREA Timber effect floor, radiator, double opening double glazed doors to garden

UTILITY ROOM 10'0" x 8'11" max 6'6" min to cupboard front Having fitted cupboards to one wall, space and plumbing for washing machine and dryer, work surface and tiling to splash back, tiled floor, double glazed window and door to garden

FIRST FLOOR LANDING Double glazed leaded light window to front, coving and picture rail, access to loft space and doors into

BEDROOM ONE 12'2" x 9'0" min to wardrobe front 10'11" max into wardrobes Double glazed leaded light window to front, fitted mirror fronted wardrobes to one wall, picture rail, radiator

BEDROOM TWO 11'6" x 9'0" min to wardrobe front 10'11" max into wardrobes Double glazed leaded light window to front, radiator, fitted mirror fronted wardrobes to one side, picture rail, radiator

BEDROOM THREE 7'4" max 6'10" min x 10'8" min to wardrobe front 12'7" max into wardrobes A further double bedroom with double glazed leaded light window to rear, radiator, fitted mirror fronted wardrobes to one wall

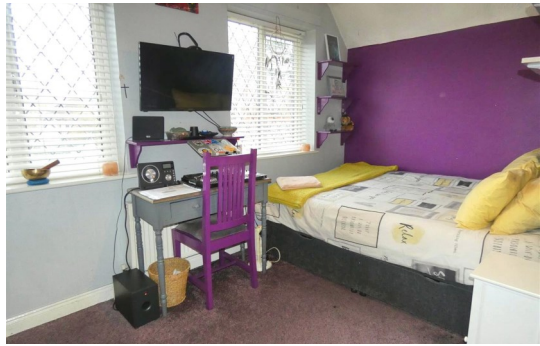
BEDROOM FOUR 13'0" to wardrobe front 6'10" min to wardrobe front 14'8" max into wardrobes x 10'2" max 7'5" min Two double glazed leaded light windows to rear, radiator, fitted mirror fronted wardrobes

SHOWER ROOM Having a self contained shower cubicle with multiple function shower, close coupled WC and wash hand basin set into a vanity cupboard, chrome ladder style radiator/towel rail, white tiling to walls, double glazed opaque window to side, tiled floor

REAR GARDEN A large family sized garden with lawn and paved patios, side area, gate to front and rear

FURTHER SHED AND WC 22'8" x 12'6"

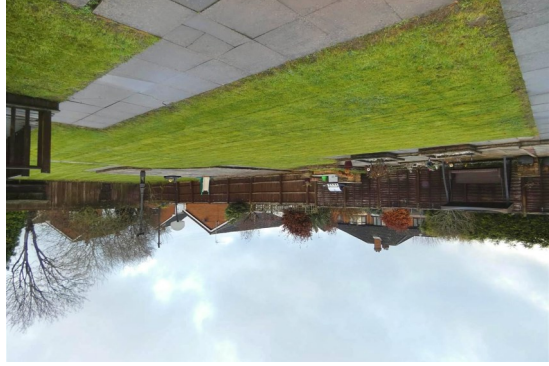
MULTIPLIED FUNCTIONAL ROOM 13'4" x 19'3" Large shed/multiple functional room with light and power



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



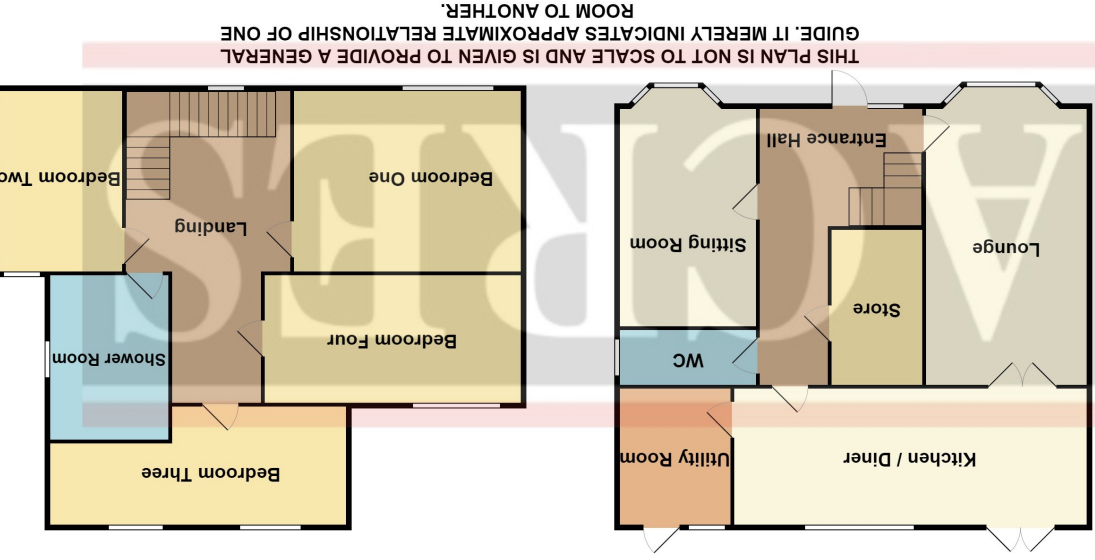
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		73 C
39-54	E		59 D
21-38	F		
1-20	G		



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



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.