

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A wonderful enhanced traditional styled family home
- ◆ Enclosed porch and entrance hall
- ◆ Amazing through lounge/dining room with bay window to both front and rear
- ◆ Kitchen with a comprehensive range of fitted units
- ◆ Side area leading to garage and garden, utility
- ◆ Guests ground floor bathroom with spa bath, Shower room to the first floor
- ◆ Master Bedroom with dressing room
- ◆ Bedroom two with staircase up to loft area, Bedroom three is extended
- ◆ Fore Garden with multiple parking space
- ◆ Incredible rear garden with deep patio



64 Berwood Farm Road, Sutton Coldfield, B72 1AG ~ Offers in the Region of £425,000

This is a wonderful traditional styled property that has been beautifully enhanced throughout and includes many excellent features throughout. The interiors include entrance hall, beautifully presented lounge/dining room, spacious fitted kitchen with door out to a side passage way with door to garage, utility room and guests bathroom with a fitted spa bath. To the first floor are three excellent bedrooms, bedroom one with open access to a fitted dressing room, bedroom two with staircase up to a loft area (no building regulations to call a bedroom) and bedroom three that is extended, plus an extended shower room. Outside is a fore garden with multiple parking space and access to garage front, to the rear is a huge garden with deep patio to fore with steps and rockeries to two large lawned areas with an array of planted trees and shrubs. This is not an average three bedroom semi detached house, an external viewing is essential to appreciate.

Access is via a block paved fore garden offering multiple parking spaces to garage front

ENCLOSED PORCH: Double glazed windows to front and side , double glazed double opening doors to front, courtesy door to garage , tiled floor

HALLWAY: Newel & balustrade staircase leading to first floor, period style radiator, coving and spotlights to ceiling, door leading to kitchen and door opening into

OPEN PLAN LOUNGE / DINING ROOM 28'0" max into bay x 24'1" min x 10'07": Double glazed bay window to front and double glazed bay window to rear, two radiators, coving to ceiling, courtesy door to:

KITCHEN 14'3" plus recess 10'10" Min x 9'1" max : Having a comprehensive range of units to include drawer base and eye level cupboards, integrated dishwasher, five ring gas hob with extractor hood over, double oven grill combination (including microwave), contrasting quartz work surfaces with tiled splash backs and tiled floor, stainless steel one and half bowl sink, double glazed window to rear, spots light to ceiling, door leading out to

SIDE PASSAGEWAY door to garage, spotlights , vertical radiator, space for white goods , double glazed door with step up to

UTILITY: Having a Belfast sink, base and wall mounted units, timber work surfaces, space and plumbing for washing machine, double glazed patterned window, tiled floor door to:

GUEST BATHROOM 10'0" x 5'2": Having a white spa bath with shower attachment, wash hand basin set into a vanity unit, close coupled wc, tiled splash back, chrome ladder style radiator/towel rail, double glazed patterned window, extractor fan

FIRST FLOOR LANDING: Coving to ceiling, spotlights to ceiling and doors leading to:

BEDROOM ONE 14'8" max into bay 12'8" min x 10'08": Double glazed bay window to rear , coving and spotlights to ceiling, radiator, open access into dressing room with mirrored fronted wardrobes to rear and side , spotlights to ceiling, double glazed window to rear, radiator

BEDROOM TWO 14'0" max into bay 11'0" min x 10'08" max : Double glazed bay window to front, spotlights to ceiling, vertical radiator, staircase to

LOFT AREA 16'1" X 9'2" Min to wardrobe front 10'8" max : Double glazed window to front offering glorious garden views, two radiators, fitted wardrobes

GARAGE 15'10" X 7'9" max 6'8" min: Doors to front, lights, power, wall mounted gas central heating boiler (Please check the suitability of the garage for your own vehicle)

BEDROOM THREE 13'5" X 4'10" min 6'0" An extended third bedroom with double glazed window to front and double glazed oriel window, radiator and built in wardrobe

SHOWER ROOM Having a large fitted shower with overhead shower and rinsing aid, wash hand basin set into a vanity unit, close coupled WC, spotlights to ceiling, double glazed patterned window, vertical mirrored radiator and chrome ladder style radiator/towel rail, elegant grey toned tiling to walls and floor

GARDEN An incredible garden with deep patio to fore leading to steps with rockery to either side, two large lawns, fencing and borders with shrubs and trees



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		77 C
39-54	E	48 E	
21-38	F		
1-20	G		



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.

