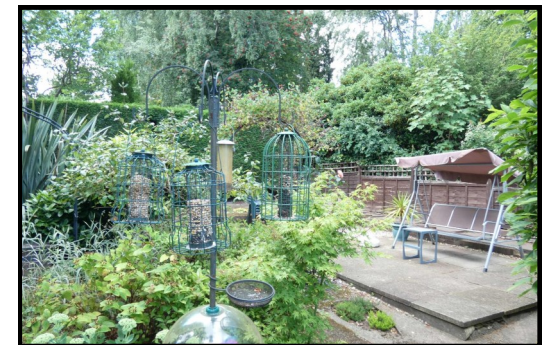


# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) 🌐 [www.acres.co.uk](http://www.acres.co.uk)



- \* A traditional detached property
- \* Three double bedrooms
- \* Well maintained family accommodation
- \* Two reception rooms
- \* Shower room & separate w.c.
- \* Retaining many original features
- \* Magnificent large rear garden
- \* Internal viewing essential
- \* Close to all essential amenities
- \* Walking distance of Sutton Park



***21 WESTWOOD ROAD, SUTTON COLDFIELD, OFFERS AROUND £475,000***

A really attractive traditional style three bedroom detached property. Situated on Westwood Road a very popular location close to all essential amenities including schools, Sutton Park, transport facilities, access to the Midlands motorway network. With accommodation briefly comprising. Ground Floor. Enclosed porch, hallway, two reception rooms, fitted kitchen, side utility with guest w.c. First Floor. Landing with three bedrooms off, shower room & separate w.c. Outside. Garage, magnificent large rear garden & open front garden with driveway. Double glazing & central heating (both where applicable) Freehold & Council Tax Band E

Approached via front driveway offering ample off road parking and lawned area with borders leading to:

**ENCLOSED PORCH:** with lantern light, original door and lead light coloured stained glass panel

**RECEPTION HALL:**

With wood panelled walls, radiator / radiator cover, useful cloaks, plate rail, stairs flowing to first floor

**RECEPTION ROOM ONE (FRONT) / (DINING ROOM): 16'03" (INTO BAY), 12'05" X 10'11"**

With double glazed bay window to front, coving and radiator

**RECEPTION ROOM TWO (REAR) / (LOUNGE): 16'07" (INTO BAY), 12'05" X 10'11"**

With brick feature fireplace having coal effect gas fire, double glazed bay window with French doors and side window, coving to ceiling and radiator

**KITCHEN (REAR): 14'02" (into under stairs recess/bay), 12'02" min. x 8'04"**

Having a range of wall and base units, rolled worktops over, integrated fridge tiled splashbacks, double glazed window, tiled floor, door to:

**COVERED SIDE UTILITY AREA: 15'10" X 6'10"**

With side windows, single drainer stainless steel sink, mixer tap, panelled wall covering, plumbing for washing machine, range of cupboards, door to garage and door to rear garden

**GUEST WC:** Off utility area, having w.c., wash hand basin, double glazed window to rear

**FIRST FLOOR:**

**LANDING:**

With stairs flowing up from ground floor and featuring original coloured stained glass window to side, access to loft

**BEDROOM ONE: (REAR) 16'07" (INTO BAY), 12'06" X 10'10"**

With double glazed window to rear, bedroom furniture and radiator.

**BEDROOM TWO: (FRONT) 16'04", 12'06" X 10'11"**

With double glazed window to front, and radiator.

**BEDROOM THREE: (FRONT) 14'10" (note some restriction to head space) x 9'02"**

With double glazed window to front and radiator

**SHOWER ROOM:**

Having walk-in shower cubicle with electric Triton shower over, tiled walls, towel rail, wash hand basin, double glazed frosted window

**WC:**

With w.c. and frosted double glazed window

**OUTSIDE:**

**GARDEN:**

A magnificent rear garden with paved patio area, cold water tap, garden shed, steps to lawn, enjoying well stocked flower and shrub borders, further secret garden area, with slabbed sun terrace. Access via side gate to front.

**GARAGE: 15'04" x 7'09" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE)**

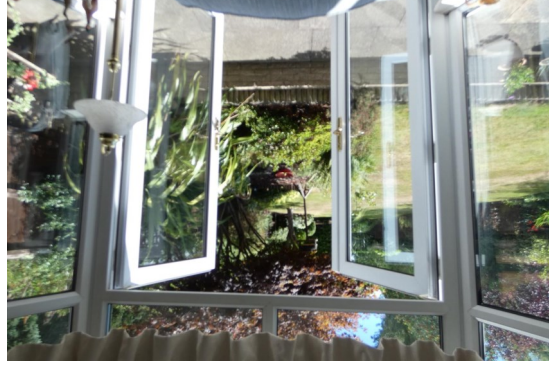
With door, Vaillant wall-mounted central heating boiler, single glazed frosted side window, light and power.



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



Score	Energy rating	Current	Potential
92+	A	84   B	
81-91	B		
69-80	C		
55-68	D	59   D	
39-54	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:**  
**LOCATION :**

As per sales particulars.  
 Recommended via Acres on 0121 321 2101.  
 Accessed off Banners Gate Road

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.

