

ACRES

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



- ◆ An excellent extended detached residence
- ◆ Ideal location for both Wylde Green and Sutton Coldfield
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Dining Room
- ◆ Extended family lounge
- ◆ Extended kitchen
- ◆ Side verandah with door to storage cupboard, utility cupboard and garage
- ◆ Four very generous bedrooms, shower room and separate W.C.
- ◆ Fore garden with multiple parking and access to garage front
- ◆ Rear garden with patio and lawn



311 Birmingham Road, Sutton Coldfield, B72 1ED ~ Offers around £475,000

This is an excellent freehold, detached residence located on a slip road off Birmingham Road, this property is situated close to many local amenities in both Wyld Green and The Royal Town of Sutton Coldfield. The interiors are excellent and extended to the ground floor. Internally the property offers an enclosed porch, entrance hall, guests cloakroom dining room with entertaining doors through to an extended lounge with patio doors to the garden, extended kitchen and door to a side veranda with door into a storage cupboard door into a utility/boiler cupboard and door to garage. To the first floor are four excellent bedrooms, modern shower room and separate W.C. Outside is a fore garden with multiple parking space and access to garage front and to the rear is a garden with patio, lawn planted trees and shrubs. Viewing is essential to appreciate what a good family home this is. EPC rating to be confirmed Council tax band E.

Access is via a brick blocked fore garden offering multiple parking space and access to garage front

ENCLOSED PORCH Double glazed window to front and side, double glazed door leading to a timber glazed reception door and matching window to side into

HALLWAY Staircase to first floor, coving to ceiling, doors into dining room, lounge, kitchen and

GUEST CLOAKROOM Having a close coupled WC, wash hand basin set into a vanity unit, tiling to part walls and patterned window

DINING ROOM 11'10" x 11'10" Having double glazed window to front, radiator, coving to ceiling, double opening entertaining doors though to

FAMILY LOUNGE 20'6" x 11'10" A lovely generous light and airy living room with double glazed patio door system to rear, coving to ceiling, two radiators and gas fire

BREAKFAST KITCHEN 16'5" x 8'2" Having a range of units to include drawer, base and eye level cupboards, integrated fridge, integrated dish washer, four ring electric hob with extractor hood over, double oven/grill combination, one and half bowl sink and drainer, work surface, tiling to splash back, double glazed window to rear, space for breakfast table and chairs, door out to

SIDE VERANDA Space for white goods, double glazed door out to garden, door to garage, door into walk in store cupboard with double glazed window to rear, door into:

UTILITY CUPBOARD Having space and plumbing for washing machine, wall mounted gas central heating boiler

GARAGE 15'10" x 8'2" (please check the suitability of this garage for your own vehicle) Roller garage door, light and power

FIRST FLOOR LANDING Access to loft space, doors into

BEDROOM ONE 12'0" x 11'10" max into wardrobes 10'1" min to wardrobe front Double glazed window to rear, fitted wardrobe system to one side, radiator

BEDROOM TWO 12'1" x 12'0" Double glazed window to front, radiator

BEDROOM THREE 15'1" x 8'3" max 6'10" min An excellent third bedroom with double glazed window to front and rear, radiator

BEDROOM FOUR 8'4" max 6'10" min to cupboard front 9'2" A forth spacious bedroom with double glazed window to front, radiator, over stairs cupboard

SHOWER ROOM A stylish shower room with a self contained shower cubicle with fitted shower, wash hand basin set into a vanity unit and bidet, chrome ladder style radiator/towel rail, grey toned tiling to walls, double glazed patterned window and door into airing cupboard

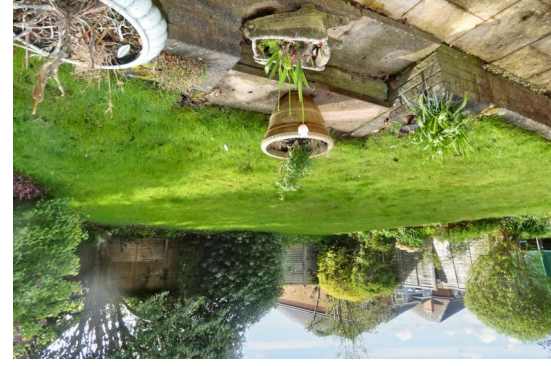
SEPARATE WC Having a white close coupled WC, double glazed patterned window

REAR GARDEN Paved patio leading to a lawn with planted borders and pathway to side, garden shed and gate to front, garden tap



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



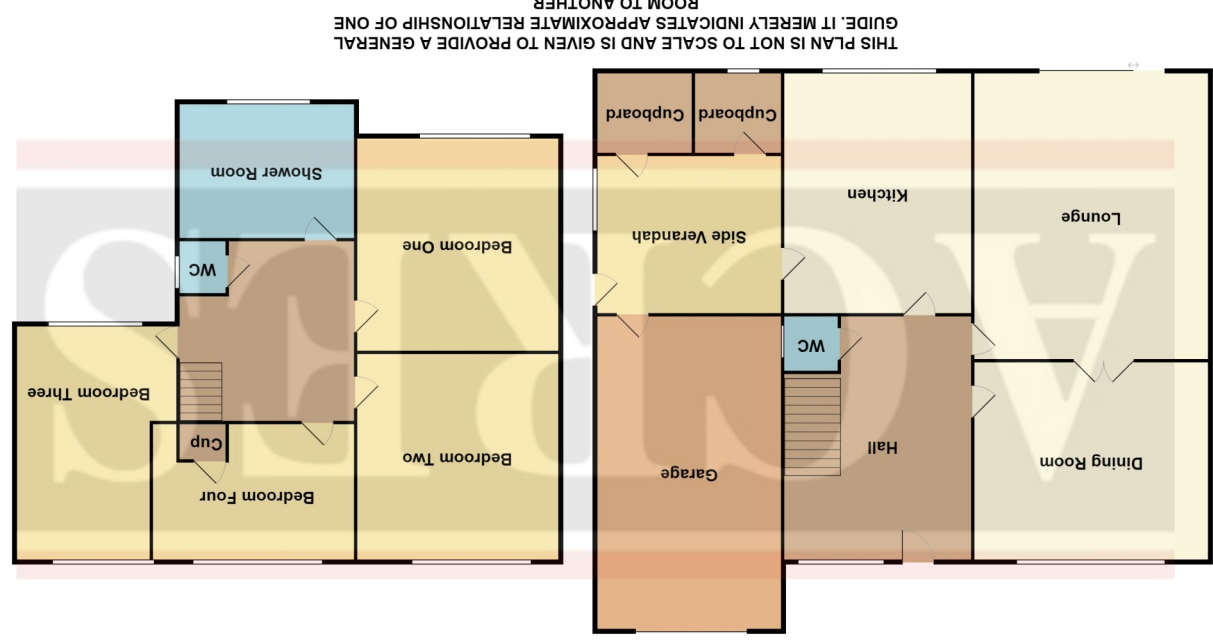


TENURE:

**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.)



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.

