

ACRES

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



- ◆ This is a wonderful detached residence
- ◆ Entrance hall and guests cloakroom
- ◆ Lounge, dining room and breakfast room
- ◆ Generous fitted kitchen and separate utility
- ◆ Four excellent bedrooms
- ◆ Bathroom
- ◆ Beautiful planted fore garden including driveway
- ◆ Two garages
- ◆ Incredible picture book garden
- ◆ Viewing is essential



167 Whitehouse Common Road, Sutton Coldfield, B75 6DU ~ Offers around £580,000

This is a stunning freehold property located on Whitehouse Common Road in the desirable area of Sutton Coldfield. This large detached house boasts an open porch, entrance hall, guests cloakroom, impressive living room, dining room and breakfast room with patio doors out to the garden, generous fitted kitchen ideal for those who like to cook and separate utility. To the first floor are four spacious bedrooms and family bathroom. Outside is an incredible garden that is beautifully manicured with patio area, large lawn and an abundance of flowering and verdant trees and shrubs. It is ideal for alfresco dining and entertaining. Whether you are looking for a family home with plenty of room to grow, or a spacious property to entertain friends and family, this house offers the perfect blend of comfort and style. Don't miss the opportunity to make this beautiful detached house your new home. Council tax band E. EPC to be confirmed.

Access is via off road parking space with lawned area and planted borders to side

CANOPY STORM PORCH With tiled floor, double glazed reception door into

HALLWAY Plate rail radiator, staircase to first floor, doors into, dining room, lounge, kitchen and

GUEST CLOAKROOM Close coupled WC, wash hand basin with tiled splash back, radiator, double glazed leaded light opaque window to front

DINING ROOM 13'8" max into bay 11'8" min x 12'2" With double glazed leaded light bay window to front, two further double glazed windows to side, coving to ceiling, radiator

LOUNGE 20'8" x 13'2" A lovely light and airy living room with double glazed window system to rear with central door out to the garden, coving to ceiling, two radiators

KITCHEN 15'2" x 9'3" Having a range of timber fronted units to include drawer, base and eye level cupboards and display shelf, stainless steel sink and drainer under the double glazed side windows, work surface and tiling to splash back, space and plumbing for dish washer, space for electric oven, coving to ceiling, radiator, open archway through to

UTILITY ROOM A large utility area with stainless steel sink and base unit, walls and floor standing cupboards with work surface over, space and plumbing for washing machine, space for other white goods, wall mounted gas central heating boiler, double glazed window and central door out to the garden, radiator

FIRST FLOOR LANDING Coving to ceiling, double glazed leaded light stained glass window to front, door into airing cupboard, radiator and doors into

BEDROOM ONE 14'5" max into bay 11'9" min x 12'1" Double glazed leaded light bay window to front, picture rail, radiator, built in bedroom furniture with wardrobes, dressing table and bed side cabinet

BEDROOM TWO 13'3" x 9'5" A second generous bedroom with double glazed window to rear, dado rail and radiator

BEDROOM THREE 11'4" x 9'00" With double glazed leaded light window to front and window to side, picture rail, radiator

BEDROOM FOUR 7'1" x 6'2" Double glazed window to rear, radiator

BATHROOM Having a white suite comprising of panelled bath, pedestal wash hand basin, close coupled WC, self contained shower cubicle with overhead shower, two chrome ladder style radiator/towel rail with grey tiling to shower area and tiling to splash back, double glazed opaque window, dado rail

REAR GARDEN A beautifully presented rear garden with paved patio to fore leading to a lawned garden with deep planted borders raised decked timber seating area with further shaped lawn and deep flowering and verdant borders, to the far rear is a vegetable patch, fencing and foliage to boundaries, double glazed door into

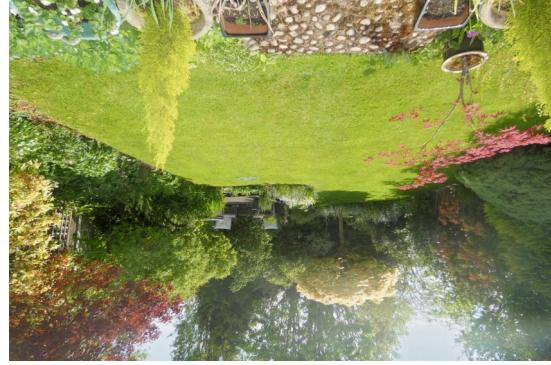
GARAGE ONE 14'3" x 9'2" (please check the suitability of this garage for your own vehicle) Up and over door to front, light and power, opaque glazed window

GARAGE TWO 24'4" x 8'2" (please check the suitability of this garage for your own vehicle) Up and door to front, light, door to garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



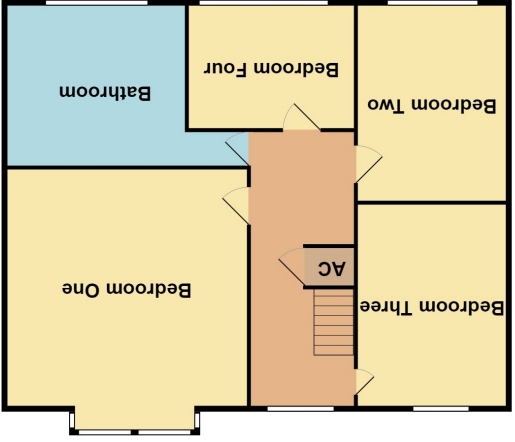


TENURE:

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.)



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.