

ACRES

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- *SUPERB INTERNAL SPECIFICATION*
- Four bedroom, detached family home
- Large kitchen / diner
- Delightful family lounge
- Dedicated utility
- Large bathroom & 2 ensuite shower rooms
- Impressive rear garden with garden rooms
- Large drive to fore
- Excellent location close to highly-rated schools, hospital & shops
- Vastly deceptive



HOLLYFIELD RD SOUTH, SUTTON COLDFIELD, B76 1NX - OFFERS OVER £500,000

A SUPERBLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME. This property is offered with no onward chain and has been reduced for a quick sale. Set on a generous plot, this beautifully extended four bedroom detached freehold home offers spacious, well-planned accommodation, stylish presentation and excellent scope for future personalisation. The property has been thoughtfully remodelled by the current owners to create a practical and versatile layout, ideal for family living. Conveniently located just a short walk from local shops at the top of Reddicap Heath Road, it also benefits from regular bus services, well-regarded schools nearby and easy access to the hospital and the picturesque New Hall Valley. With gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: welcoming entrance hall, spacious family lounge, kitchen with large dining area, separate utility room, four generous double bedrooms with ensuite shower rooms to the principal and second bedrooms and a well-appointed family bathroom. Outside, a substantial concrete driveway provides ample parking for several vehicles and offers potential for further development, subject to the necessary permissions. The rear garden is mainly laid to lawn and includes several garden rooms, ideal for entertaining, hobbies, home working or recreation, as well as a useful vegetable garden area. Combining generous living space, flexible accommodation and a highly convenient location, this is an excellent family home with further potential to make it your own. Early viewing is highly recommended to fully appreciate the accommodation and plot on offer. EPC Rating D.

Set back from the road behind a multi vehicle drive, access is to the side of the accommodation via a glazed door into:

DEEP ENTRANCE HALL: Internal stained glass door opens to kitchen dining room, further doors to lounge, four double bedrooms, a fully comprehensive family bathroom and utility, radiator, space for storage, original quarry-tiled flooring leads to carpet.

FAMILY LOUNGE: 18'00 x 11'08: PVC double glazed leaded French doors open to rear garden having windows to side, space for complete lounge suite, radiator, gas log-effect fire set upon a quarry tiled hearth having brick surround and oak mantel over, radiator, door opens back to entrance hall with a stained glass door opening into:

KITCHEN DINING ROOM: 24'01 x 12'06: PVC double glazed leaded French doors open to rear having windows to side and three Velux skylights over, fitted wall and base units with recesses for American-style fridge / freezer, gas 'Aga', integral dishwasher, roll edged work surface with sink drainer unit, matching upstands, under floor heating, space for dining table and chairs, stained glass doors open back to lounge and back to entrance hall.

UTILITY: 8'08 x 4'02: Velux skylight over, recesses are provided for washing machine and dryer, ladder style radiator, tiled flooring, door back to entrance hall.

BEDROOM ONE: 17'05 x 15'02 max / 13'00 min: PVC double glazed leaded windows to rear, radiator, door back to entrance hall and door to:

ENSUITE SHOWER ROOM: Sun tunnel over, suite comprising step-in shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, ladder style radiator, door back to bedroom.

BEDROOM TWO: 13'07 x 11'07 max / 9'03 min: Double glazed bay window to fore, radiator, door back to entrance hall and door to:

ENSUITE SHOWER ROOM: Double glazed obscure window to fore, suite comprising shower with glazed splash screen door, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

BEDROOM THREE: 13'08 x 11'06: Double glazed bay windows to fore and to side, radiator, door back to entrance hall.

BEDROOM FOUR: 11'08 x 11'07: Double glazed bow window to fore, radiator, door back to entrance hall.

FULLY COMPREHENSIVE FAMILY BATHROOM: Velux skylight over, suite comprising step-in shower cubicle with glazed splash screen door, bath, low level WC and pedestal wash hand basin, door to airing cupboard with radiator and light, towel radiator, tiled splashbacks and flooring, door back to entrance hall.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given to multiple areas which include a vegetable patch, garden rooms and sheds, gravel at the side of the home also provides an area for dining and entertaining.

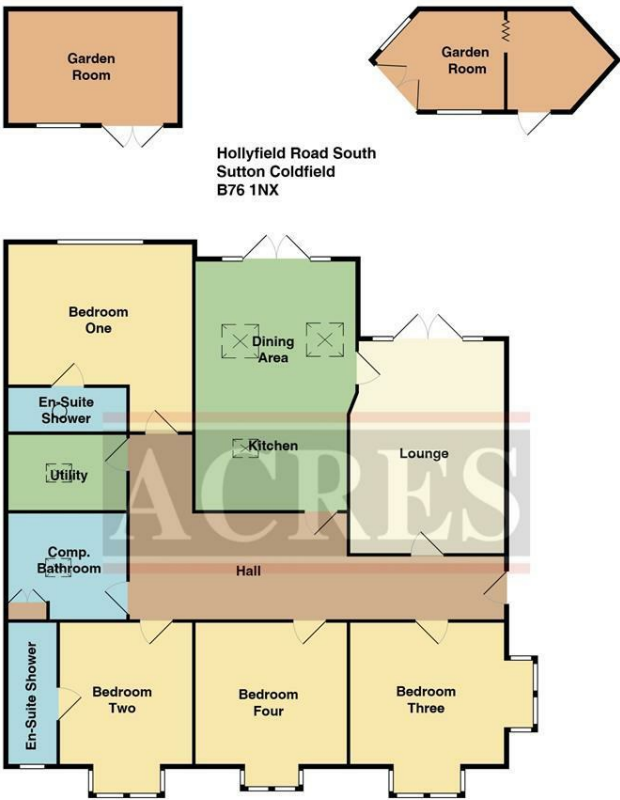
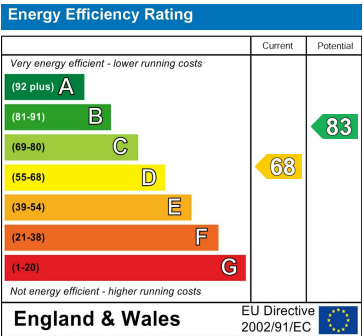
GARDEN ROOMS / SHEDS: Providing a plethora of uses as study spaces, work spaces or social hubs, complete with electric and glazed units that overlook the garden.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.

