



- Well presented semi detached home
- Large through lounge/dining room
- Fitted kitchen with separate utility room
- Ground floor WC
- Three Bedrooms
- Modern family bathroom
- Block paved driveway for multiple vehicles
- Garage store for additional storage
- Landscaped rear garden
- Internal Viewing is Highly Recommended



**SUTTON OAK ROAD, SUTTON COLDFIELD, B73 6TG - £329,000**

This well presented and traditional family home is approached via a generous block paved driveway providing off road parking for multiple vehicles. Offering well proportioned accommodation throughout, the property benefits from a bright through lounge/dining room, fitted kitchen with separate utility, ground floor WC, three bedrooms and a modern family bathroom, making it ideal for families or those looking for additional space. To the rear, the property boasts a beautifully arranged garden designed with both relaxation and entertaining in mind. With a paved patio area, lawned sections, decking, gravelled seating space and even an outdoor bar area. This garden truly enhances the lifestyle appeal of the home. Combined with the added benefit of a garage store and ample internal storage, this property offers practical living in a comfortable and inviting setting.

Accessed via a block paved driveway providing off road parking for multiple vehicles, leading to:

**PORCH:** PVC double glazed French doors to the front with PVC double glazed windows to both sides, allowing plenty of natural light.

**HALL:** Composite front entrance door with two obscure panelled inserts, radiator, stairs rising to the first floor landing, and doors leading to:

**LOUNGE/DINING ROOM:** 27'01" x 10'06" A spacious through lounge featuring a PVC double glazed bay window to the front and PVC double glazed French doors opening onto the rear garden. Two radiators, gas coal effect fire with marble hearth, decorative inset and wooden surround, and wooden flooring throughout.

**KITCHEN:** 14'03" x 9'01" Two PVC double glazed windows to the rear. Stainless steel sink and drainer set into wooden work surfaces with matching base and wall units and drawers. Space for under counter fridge, dishwasher, oven and four ring gas hob with extractor hood over. PVC double glazed part obscure panelled door to rear, tiled splashbacks and wooden flooring.

**UTILITY ROOM:** 9'01" x 7'03" Space and plumbing for washing machine and tumble dryer, and internal access to garage store.

**WC:** PVC double glazed obscure window to utility, low flushing WC, hand wash basin set into vanity unit, tiled surround and tiled flooring.

**LANDING:** Obscure PVC double glazed window to side, loft access and doors leading to:

**BEDROOM ONE:** 13'05" (into bay) x 9'01" PVC double glazed bay window to the front with box seating, radiator and ample space for bedroom furniture.

**BEDROOM TWO:** 13'10" x 9'00" PVC double glazed window to the rear and radiator.

**BEDROOM THREE:** 7'11" x 6'03" PVC double glazed window to the front and radiator.

**BATHROOM:** 9'04" x 6'03" Obscure PVC double glazed window to the rear. Enclosed corner shower, panelled bath, low flushing WC and hand wash basin set into vanity unit. Tiled surround, tiled flooring and column radiator.

**REAR GARDEN:** Paved patio area ideal for seating and entertaining, leading to a lawned garden with stepping stone style pathway to the rear. Gravelled area with decking providing further seating space. Two timber sheds, trees and shrubs, border the lawned area, and an outside bar area positioned on the patio is perfect for entertaining guests.

**GARAGE STORE:** Double opening garage doors to the front, offering useful storage space. (Please check the suitability of this garage for your own vehicle)

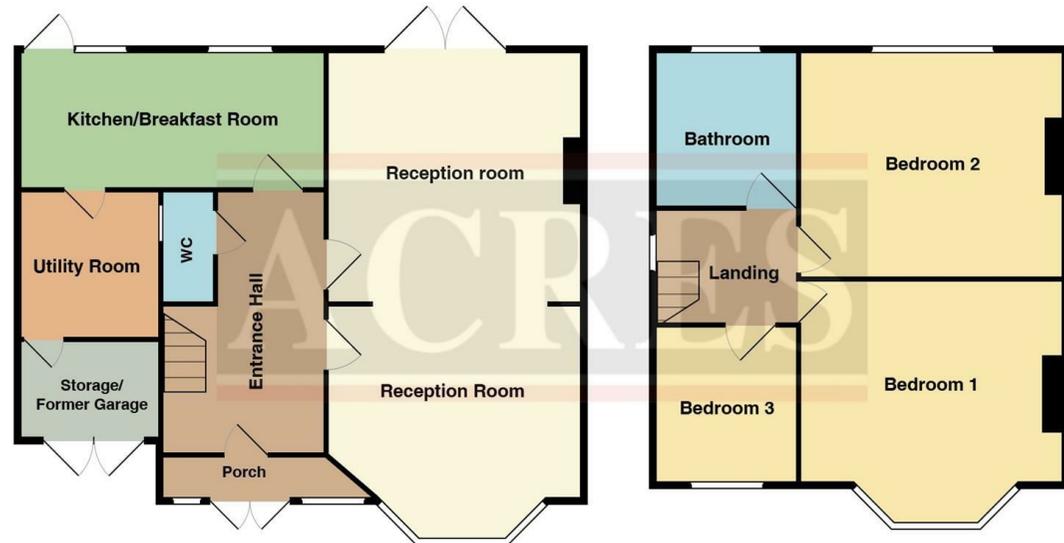


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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.