

ACRES

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

- Detached family home
- Driveway for multiple vehicles
- Two reception rooms
- Large extended breakfast kitchen
- Four Bedrooms
- Guest WC and family bathroom
- Garage providing excellent storage
- Well maintained, rear garden
- Purpose built family room/home office
- Viewing highly recommended



CARNWATH ROAD, SUTTON COLDFIELD, B73 6JP - OFFERS AROUND £600,000

Occupying a generous plot and set back behind a block paved driveway providing parking for multiple vehicles. This impressive extended family home is situated within a highly regarded residential area. The property offers excellent access to local shops, amenities and transport links, while well regarded schools and Sutton Park are nearby, making it an ideal choice for families. The accommodation is both spacious and versatile, briefly comprising an enclosed porch, welcoming inner hallway, dining room, extended lounge, guest WC, and a substantial extended breakfast kitchen with a pantry and adjoining utility room. To the first floor are four bedrooms and a family bathroom, while outside the property benefits from a rear garden, garage and a purpose built family room or home office with its own patio area, offering superb flexibility for modern living. Accessed via a block paved driveway providing off road parking for multiple vehicles, with a low brick wall to the front and side. A corner lawned fore garden with mature trees and shrubs leads to:

ENCLOSED PORCH: Composite front entrance door with two obscure glass panels set within an attractive arched surround and tiled flooring.

INNER HALLWAY: Original wooden door featuring a central stained glass obscure panel, with stained glass obscure windows to either side. Oak wooden flooring, stairs rising to the first floor landing, radiator, storage cupboard and doors leading to:

DINING ROOM: 15'00" into bay window x 12'01" minimum (11'02") PVC double glazed bay window to the front, radiator, coal effect fireplace set on a marble hearth with inset and decorative wooden surround and ample space for dining furniture.

EXTENDED LOUNGE: 24'05" x 11'11" PVC double glazed French doors opening to the rear garden with PVC double glazed windows to either side, radiator, and a flame effect gas fire set within a wall inset fireplace and generous space for lounge furniture.

GUEST WC: Contemporary suite comprising a low flushing WC, hand wash basin set within a vanity unit, radiator and laminate flooring.

EXTENDED BREAKFAST KITCHEN: 20'05" x 13'10" PVC double glazed window to the rear and PVC double glazed French door opening to the garden. Sink and drainer set into roll top work surfaces with matching base and wall units and drawers. Integrated eye level oven, four ring Neff electric hob with extractor hood over, electric induction hob, wok burner, space for fridge freezer, further integrated low level oven, integrated dishwasher, walk in pantry, space for a breakfast table, radiator and laminate flooring.

UTILITY ROOM: 12'05" x 5'07" Part obscure glazed door to the front, tiled flooring, stainless steel sink and drainer set into roll top work surfaces with base units beneath. Space for washing machine, tumble dryer and additional storage.

LANDING: PVC double glazed window to the side with stained glass effect panels, loft access point and doors leading to:

BEDROOM ONE: 13'11" x 11'11" (plus recess) PVC double glazed window to the rear, radiator and space for bedroom furniture.

BEDROOM TWO: 15'08" into bay window x 11'02" PVC double glazed bay window to the front, radiator and space for bedroom furniture.

BEDROOM THREE: 9'00" x 8'05" PVC double glazed window to the rear, radiator and space for bedroom furniture.

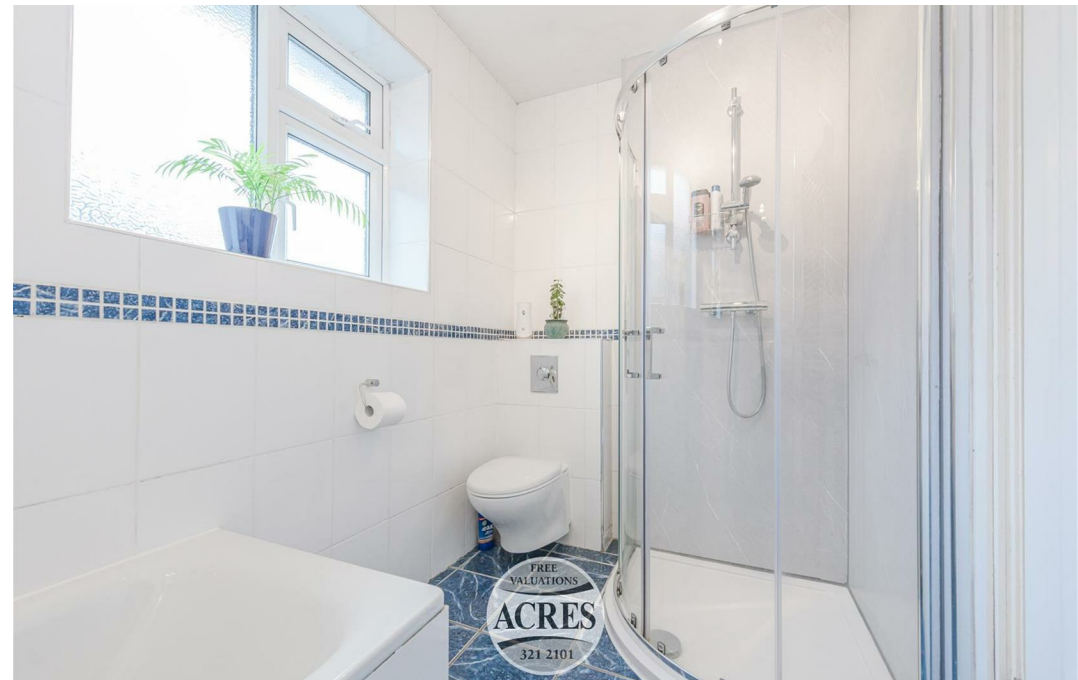
BEDROOM FOUR: 9'01" x 4'10" PVC double glazed window to the front, radiator. Ideal as a nursery, home office or single bedroom.

FAMILY BATHROOM: Two obscure PVC double glazed windows to the side. White suite comprising an enclosed corner shower, panelled bath, low flushing WC and hand wash basin. Tiled surround, tiled flooring and chrome effect ladder style radiator.

REAR GARDEN: Block paved patio area ideal for seating, leading to a lawned garden with borders to either side stocked with shrubs, trees and plants. A further lawned garden area with mature planting leads to;

PURPOSE BUILT FAMILY ROOM / HOME OFFICE: 21'08" x 17'07" PVC double glazed French doors opening to the garden with PVC double glazed windows to either side. Wall mounted air conditioning and heating unit. Patio area to the front, making this an ideal entertaining space, games room or home office.

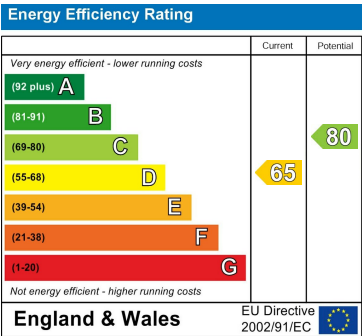
GARAGE: Providing excellent storage space. (Please check the suitability of this garage for your own vehicle)



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 : E COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.