

# ACRES

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www.acres.co.uk



- Sought after Vesey Road location
- Well presented detached family home
- Generous corner plot position
- Four well proportioned bedrooms
- Multiple reception rooms
- Family Bathroom
- Large private rear garden
- Drive way & garage
- Internal viewing is highly recommended
- No Chain



**VESEY ROAD, SUTTON COLDFIELD, B73 5PB - PRICE GUIDE £675,000**

Situated on Vesey Road, ideally positioned close to Sutton town centre, Wylde Green and Boldmere, this substantial corner plot home enjoys a highly sought after residential location. The property is within walking distance of Wylde Green railway station, providing convenient links into Birmingham city centre and surrounding areas. A wide range of shops, cafés, restaurants and everyday amenities are close by in Sutton town centre, Wylde Green and Boldmere, along with excellent local schools, parks and additional transport connections, making this an ideal setting for families and commuters alike. Occupying a generous corner plot, the property offers spacious and versatile accommodation throughout, including multiple reception rooms, a well appointed kitchen, conservatory and four well proportioned bedrooms. The large rear garden, ample driveway parking and garage further enhance its appeal. With scope for modernisation or potential extension (subject to the relevant planning permissions), this is a fantastic opportunity to create a long term family home in a prime and well connected location. Access is gained via a block paved driveway providing off road parking for multiple vehicles, alongside a lawned fore garden with well stocked planted borders to the front and side. Occupying a generous corner plot, the property offers excellent kerb appeal and leads to:

**VESTIBULE HALL:** Part single glazed original stained glass door to front, radiator, stairs rising to first floor, original oak wooden flooring and doors leading to:

**LOUNGE:** 17'00" x 13'00" PVC double glazed window to front, PVC double glazed patio doors to rear, radiator, space for lounge furniture.

**DINING ROOM:** 13'05" max / 12'03" min x 12'02" PVC double glazed window to front, two PVC double glazed windows to side providing excellent natural light, radiator and recessed fireplace.

**KITCHEN:** 15'02" x 9'06" PVC double glazed windows to rear and side, stainless steel 1½ bowl sink and drainer set into roll top work surfaces with matching base and wall units and drawers. Integrated eye level double oven, four ring induction hob with extractor hood over, integrated dishwasher and integrated fridge/freezer. Space for under counter white goods, tiled flooring and tiled splashback.

**SITTING ROOM:** 11'05" x 9'10" Double glazed French doors to conservatory with double glazed windows to either side, recessed fireplace.

**CONSERVATORY:** 9'02" x 8'02" PVC double glazed French doors to rear garden, PVC double glazed windows to side and rear, tiled flooring.

**LANDING:** Wraparound staircase, two PVC double glazed windows to front and doors to:

**BEDROOM ONE:** 16'04" x 11'06" PVC double glazed window to rear and radiator.

**BEDROOM TWO:** 12'02" x 12'00" PVC double glazed windows to front and side providing dual aspect lighting, radiator.

**BEDROOM THREE:** 12'11" x 9'00" PVC double glazed window to front and radiator.

**BEDROOM FOUR:** 11'05" x 9'00" PVC double glazed window to rear and radiator.

**FAMILY BATHROOM:** 10'03" x 8'03" Two obscure PVC double glazed windows to side, enclosed corner shower, panelled bath, low flushing WC, hand wash basin set within floating vanity unit, half tiled walls and chrome ladder style radiator.

**SEPARATE WC:** Obscure PVC double glazed window to side, low flushing WC, hand wash basin, half tiled surround, chrome ladder style radiator and access to loft space.

**REAR GARDEN:** A substantial rear garden offering a large lawned area with paved pathway running through and to one side, planted borders with a variety of trees, shrubs and plants, paved seating area, greenhouse and access to garage. The plot is private, generous in size and offers significant potential.

**GARAGE:** Large garage with up and over door to front, providing excellent storage or parking space. (Please check the suitability of this garage for your own vehicle)

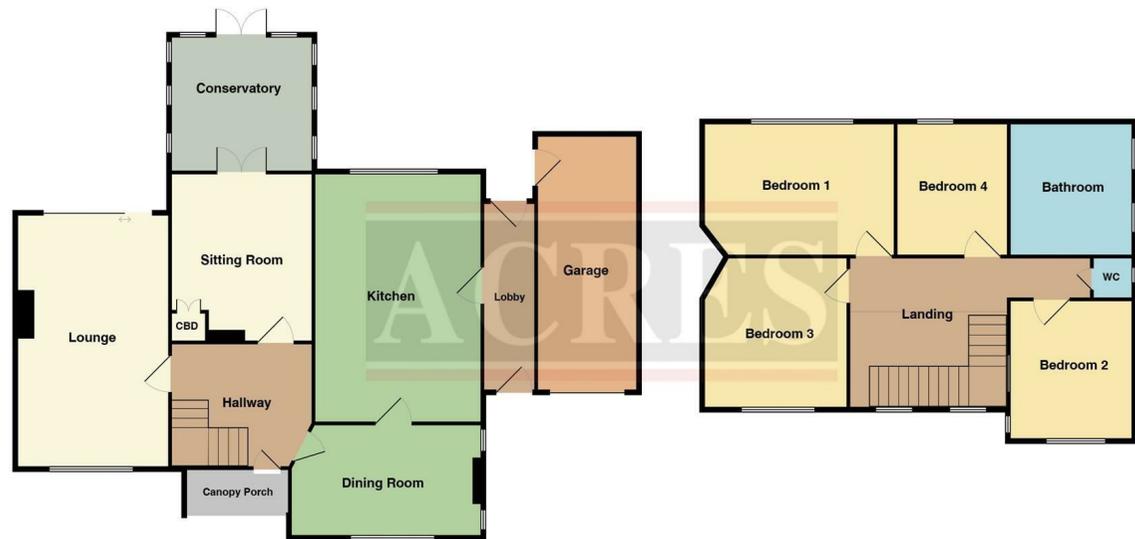


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** F                      **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			81
(69-80) C			
(55-68) D			
(39-54) E		55	
(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.

