



- Traditional detached family home
- Two spacious reception rooms
- Breakfast kitchen with separate utility
- Ground floor WC
- Dual aspect principal bedroom
- Two further bedrooms
- Family bathroom
- Private rear garden
- Garage
- Close to local amenities, schools and transport links



HIGHFIELD DRIVE, SUTTON COLDFIELD, B73 5HR - OFFERS AROUND £525,000

This well maintained traditional family home is set behind a block paved driveway with attractive brick wall boundaries and a well kept lawned fore garden, creating an impressive first impression. Internally, the property offers generous and versatile living accommodation, including two spacious reception rooms, a well appointed breakfast kitchen with separate utility, ground floor WC and three well proportioned bedrooms. Retaining charming character features such as original oak flooring, the home seamlessly blends traditional style with practical modern living. Ideally positioned within a sought after residential location, the property benefits from close proximity to a range of local amenities including shops, and everyday conveniences. Excellent transport links are easily accessible, providing straightforward connections to surrounding towns and city centres, while well regarded primary and secondary schools are within easy reach, making this an ideal purchase for families. The private rear garden, garage and generous internal space further enhance the appeal of this superb home. Accessed via a block-paved driveway with brick wall to the front and side, bordering a lawned fore garden with shrubs and bushes, leading to:

HALL: A stylish traditional oak wooden front door opens into a welcoming hallway featuring original oak flooring, radiator, stairs rising to the first-floor landing, door to WC and further doors leading to:

LOUNGE: 18'08" x 10'11" A spacious dual aspect reception room with PVC double glazed window to the front and PVC double glazed French doors to the rear garden. Two radiators and a gas coal effect fire set on a marble hearth with decorative inset and wooden surround.

DINING ROOM: 12'02" x 9'11" PVC double glazed window to the front, radiator and coal effect style fire with inset, providing an ideal space for formal dining or additional sitting room.

WC: Obscure PVC double glazed window to the rear, low flushing WC and hand wash basin set in vanity unit.

BREAKFAST KITCHEN: 12'11" x 8'03" PVC double glazed window to the rear. Stainless steel sink and drainer set into wooden work surfaces with matching base and wall units and drawers. Eye level double oven, integrated dishwasher, integrated under counter fridge and space for breakfast table. Radiator and laminate flooring.

UTILITY ROOM: 8'02" x 7'10" PVC double glazed window to the rear and PVC double glazed part obscure door to the side. Stainless steel sink and drainer set in roll top work surfaces with matching base and wall units. Space and plumbing for washing machine and tumble dryer, radiator, tiled flooring and internal access to garage.

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

BEDROOM ONE: 18'08" x 10'11" Two PVC double glazed windows to the front and rear providing dual aspect natural light, two radiators and ample space for bedroom furniture.

BEDROOM TWO: 11'01" max x 10'00" (10'01" max) PVC double glazed window to the front, radiator and space for bedroom furniture. Door leading to:

DRESSING AREA/OFFICE: 12'02" x 4'10" PVC double glazed windows to the front and rear, radiator and versatile space suitable for dressing room or home office.

BEDROOM THREE: 9'11" x 7'10" PVC double glazed window to the front, radiator and space for bedroom furniture.

BATHROOM: 12'10" max (6'03" min) x 8'02" max (4'07" min) Two obscure PVC double glazed windows to the rear, radiator and column radiator. Large enclosed shower, panelled bath, low flushing WC and hand wash basin set in vanity unit. Tiled surround and laminate flooring.

GARAGE: Double opening doors to the front, obscure PVC double glazed window to the side and generous space for storage, workshop or potential conversion (subject to planning permission) (Please check the suitability of this garage for your own vehicle)

REAR GARDEN: Private rear garden with lawned area, patio area and further raised patio seating area. Large timber shed to the side for storage and fencing to all boundaries.



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.