

# ACRES

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www.acres.co.uk



- Five bedrooms four having wardrobes
- Bedroom one having wardrobes
- Bedroom Two having Ensuite bathroom
- Family bathroom
- Spacious through lounge with feature fireplace
- Dining room/ den
- Fitted breakfast kitchen & utility room
- Conservatory
- Large garage combining store/hobby room
- Views over open fields to fore



**SHIFRALL WAY, SUTTON COLDFIELD, B75 7JR - OFFERS AROUND £645,000**

Set in a well regarded central convenient location adjacent to and overlooking a delightful aspect over open fields this substantial imposing family home is set to three stories. Centrally located for well regarded schooling with excellent local road links the property is enhanced further by gas central heating a Pvc double glazed windows (both where specified). Well-presented and attractively decorated to fully appreciate the property on offer its true generous proportions and many features we highly recommend an internal inspection.

Briefly conveying welcoming reception hall having w/c off, attractive spacious lounge with feature minster style fire place, dining room/snug, rear conservatory, fitted breakfast kitchen having integrated appliances and utility room off. To the first floor there is the option of three bedrooms the master having built in wardrobes and white ensuite bathroom with bedroom two additionally having further wardrobes and an on-ensuite shower room. Bedroom five provides the opportunity to be utilized as a home office if preferred. To the second floor you will find two further double bedrooms together with a well-appointed family bathroom. The property has a large side garage with internal store/hobby room, and to the rear a landscaped well stocked rear garden. Council tax band F

Set back from the road way behind a block paved multi vehicular drive way access is gained to the property via a multi locking front door opening to

RECEPTION HALL: doubled glazed window to fore, double radiator

GUEST CLOACKROOM/ WC: Pvc double glazed obscure window to front, matching white suite comprising low flushing wc, vanity wash hand basin, tiled splash back, radiator

SPACIOUS LOUNGE 19'06" x 11'04": Pvc doubled glazed window to front, two double radiators, coal effect living flame gas fire set on a marble harper with matching recess, stone minster style fire surround, pvc double glazed window and double glazed double French doors to

CONSERVATORY 11'01" x 10'00": Pvc double glazed windows to side and rear with double glazed French doors to garden, tall contemporary radiator, tiled floor

DINING ROOM 10'10" x 9'00" plus door recess: Pvc doubled glazed window to front, double radiator, wood laminate flooring

FITTED BREAKFAST KITCHEN 17'03" x max 10'06" min x 10'03" max 7'00" min: Two pvc double glazed windows to rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splash back and down lights, a further comprehensive range of fitted units to both base and wall level including draws, integrated dishwasher and fridge, elevated stainless steel oven having separate grill, coordinating gas hob, tall contemporary radiator, space for breakfast table, pvc double glazed doors to conservatory

UTILITY ROOM 7'00" X 5'06": Part pvc double glazed door to side, passage way, single drain and sink unit having basin underneath, further units fitted to both base and wall level, recesses for washing machine and dryer, chrome ladder style radiator, wood laminate flooring

FIRST FLOOR LANDING: Radiator

BEDROOM ONE 11'08"x 11'04: Pvc double glazed window to front, radiator, three double built in wardrobes with additional dressing recess

ENSUITE BATHROOM: Pvc double glazed obscure window to rear, matching white suite, conveying bath having shower over with side splash screen, wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs and floor

BEDROOM TWO 12'04" X 10'07": Pvc double glazed window to front, double radiator, two double built in wardrobes

ESUITE SHOWER ROOM: Pvc double glazed obscured window to rear, matching white suite, conveying enclosed shower cubicle, wash hand basin, low flushing wc, double radiator, tiled splash backs and storage/display ledge

BEDROOM FIVE OPTIONAL HOME OFFICE 07'09" x 06'10": Pvc double glazed window to front, radiator, wood laminate flooring

RETURN STAIRS TO SECOND FLOOR LANDING: Double glazed window to rear

BEDROOM THREE 14'00" x 11'03": Pvc double glazed window to front and side, radiator, two double built in wardrobes

BEDROOM FOUR 14'00" x 10'08": Pvc double glazed windows to front and side, two double built in wardrobe's, radiator

FAMILY BATHROOM: Double glazed window to front, matching white suite, comprising p shaped bath having glazed splash screen and shower over, wash hand basin, low flushing wc, radiator, tiled splash back and floor

CUPBOARD SIDE PASSAGEWAY: Doors to front and rear, access to

STORE ROOM/ POTENTIAL HOBBY ROOM 9'09" x 07'03": being internally constructed within the properties garage

LARGE GARAGE 18'02" max 08'01" min 16'07" max x 07'07" min: (please check the suitability of this garage for your own vehicle) Two up and over doors

OUTSIDE: Paved patio area to a delightful landscaped rear garden having lawned borders with an abundance of shrubs and bushes, timber fencing and shed



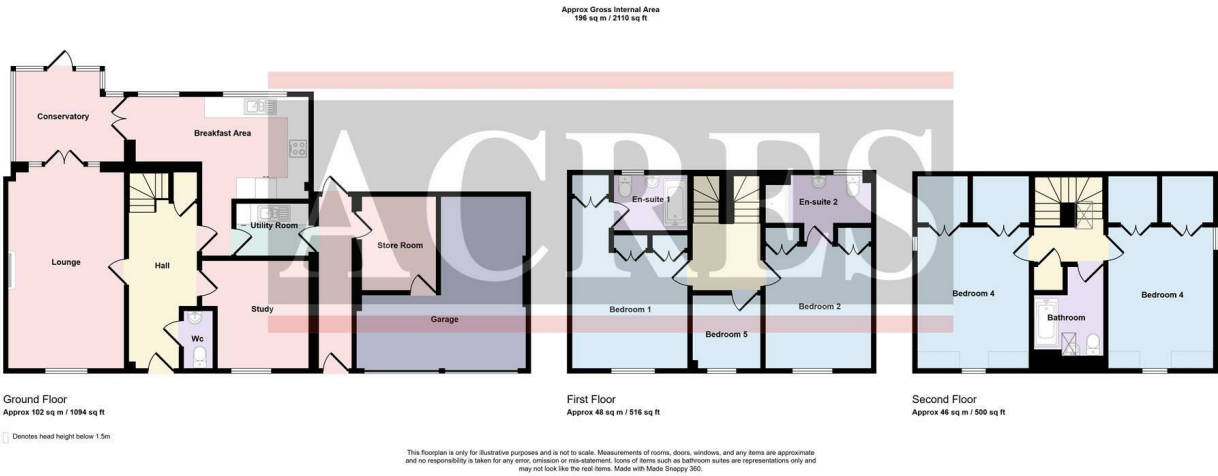
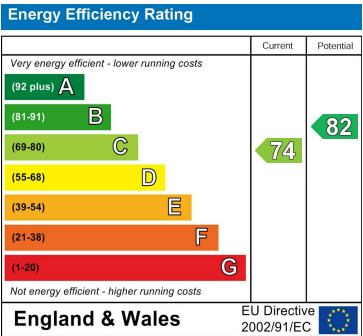




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 321 2101



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.