



- An incredible five bedroom family home
- Beautifully presented throughout
- Entrance hall and guests cloakroom
- Lounge and Dining Room
- Large breakfast kitchen
- Five incredibly generous bedrooms
- En-suite and family bathroom
- Fore Garden with planted quadrant and multiple parking
- Garage
- Wonderful large, well manicured rear garden with rear summer house



**WESTWOOD ROAD, SUTTON COLDFIELD, B73 6UH - OFFERS OVER £500,000**

Nestled on the desirable Westwood Road in Sutton Coldfield, this immaculate freehold, semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. Boasting five generously sized bedrooms, this property is designed to accommodate the needs of a growing family or those who simply enjoy having extra space. Upon entering, you are greeted by a large welcoming entrance hall, very stylish lounge and an elegant dining room,. The heart of the home is undoubtedly the large breakfast kitchen, which provides ample room for culinary creativity and casual dining and an inner hallway with guests, cloakroom and door into garage. To the first floor is an excellent landing space leading to five very generous bedrooms, one with an en-suite shower room and a modern family bathroom with white suite. Outside to the front is a deep fore garden with planted quadrant and driveway offering multiple parking and access to garage front and to the rear is a beautifully maintained garden that is a true highlight, providing a serene outdoor space for relaxation and play. The addition of a rear summer house, which can easily serve as a home office, adds versatility to the property, catering to those who may wish to work from home or simply enjoy a quiet space for hobbies.

This large semi-detached house on Westwood Road is not just a property; it is a place where memories can be made. With its immaculate presentation and thoughtful layout, it is a must-see for anyone seeking a spacious and inviting family home. Council tax band D EPC rating D.

Access is via a deep fore garden with planted quadrant and brick blocked drive way for multi car parking spaces, open porch leading to timber glazed reception door into hallway

**HALLWAY** A large welcoming entrance with coving to ceiling, radiator, double glazed leaded light window to front, newel and balustrade staircase to first floor, stylish Karndean flooring, doors into kitchen, dining room and lounge

**LOUNGE** 15'3" max into bay x 11'05" max 10'2" min to chimney breast A superb living room with doubled glazed leaded light bay window to front, coving to ceiling, wall mounted living flame effect Gas fire, radiator

**DINING ROOM** 13'08" max 10'04" max 9'0" min to chimney breast A lovely formal dining room with coving to ceiling, radiator, double glazed bay window to rear including double opening door to garden and Kardeean floor

**BREAKFAST KITCHEN** 19'02" max 8'06" min 10'10" max into bay, An excellent family sized kitchen with a comprehensive range of white high gloss units to include drawer, base and eye level cupboard's, integrated dishwasher, fitted fridge freezer, range style oven with extractor hood over, worksurface and breakfast bar, tiling to splash backs, sink and drainer under double glazed bay window, further double-glazed window and door to garden, vertical radiator and tiled floor.

Door to inner hallway with tiled floor, door into garage, door into:

**GUEST CLOACKROOM** White closed coupled WC, white basin set into a vanity unit, tiled floor, tiling to part walls

**GARAGE** 14'06" max 12'04" min X 9'06" max 7'07" min (please check the suitability of this garage for your own vehicle) Roller door to front, wall mounted gas central heating boiler, fitted drawer ,base and eye level units, space and plumbing for washing machine

**FIRST FLOOR LANDING** An excellent landing space with coving to ceiling, radiator, door into bedroom one

**MASTER BEDROOM** 15'09" max into bay 10'08" max x 9'06" to chimney breast min 8'06" min to wardrobe front Coving to ceiling, double glazed leaded light bay window to front

**BEDROOM TWO** 12'00" max x 10'04" max 9'02" min to chimney breast Having a doubled glazed window to rear, offering glorious garden views, coving to ceiling, radiator

**BEDROOM THREE** 10'08" X 9'05" Having a double glazed leaded light window to front, radiator, door into ensuite

**ENSUITE SHOWER ROOM** Having a large shower cubicle with fitted shower, pedestal hand basin, closed coupled WC, tiling to part walls

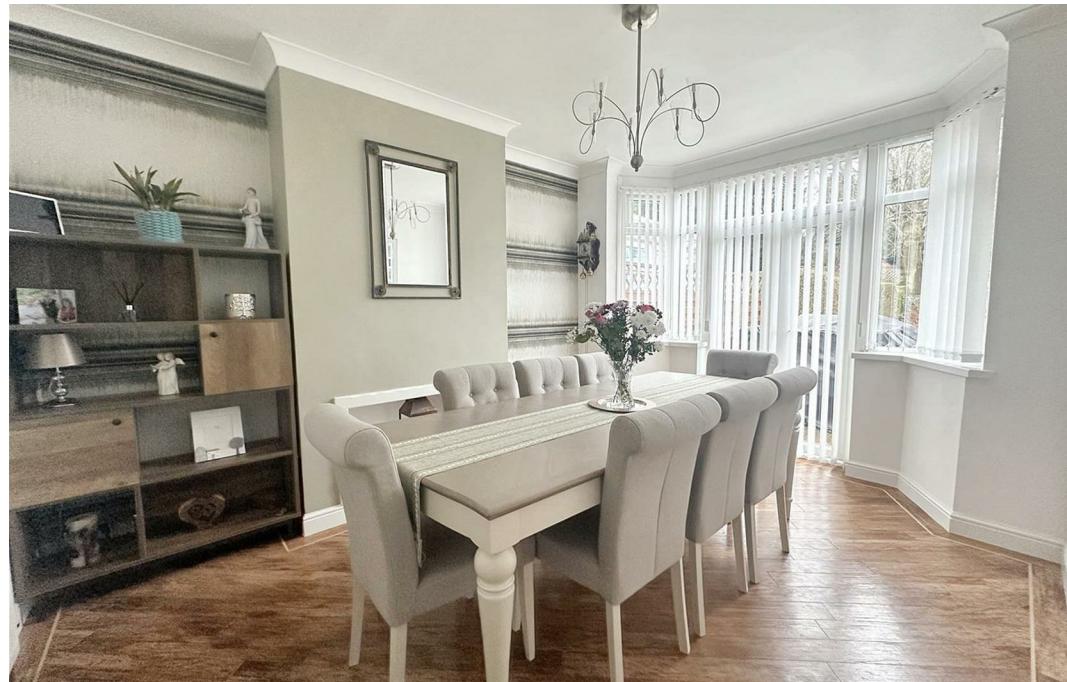
**BEDROOM FOUR** 8'06" x 8'10" Having a double glazed leaded light window to front, coving to ceiling and radiator

**BEDROOM FIVE** 10'02" max 6'05" min x 9'05" max 6'07" min Having a double glazed window to rear, lovely garden views, radiator

**BATHROOM** 6'10" x 9'00" max Having a white suite with shaped panelled bath and shower above, hand wash basin set into a vanity unit, close coupled WC, coving and spotlights to ceiling, stylish tiling to walls, fitted storage cupboard, two doubled glazed patterned windows to rear and road, radiator

**REAR GARDEN** A beautifully matured and generous garden with brick blocked and decked patios, leading to two lawned areas with an abundance of flowering and verdant trees and shrubs, to far rear is a greenhouse and garden shed, plus a

**SUMMER HOUSE/ HOME OFFICE** 13'00" x 12'10 Ideal for relaxing or using to work from, timber with windows to front and side, light and power



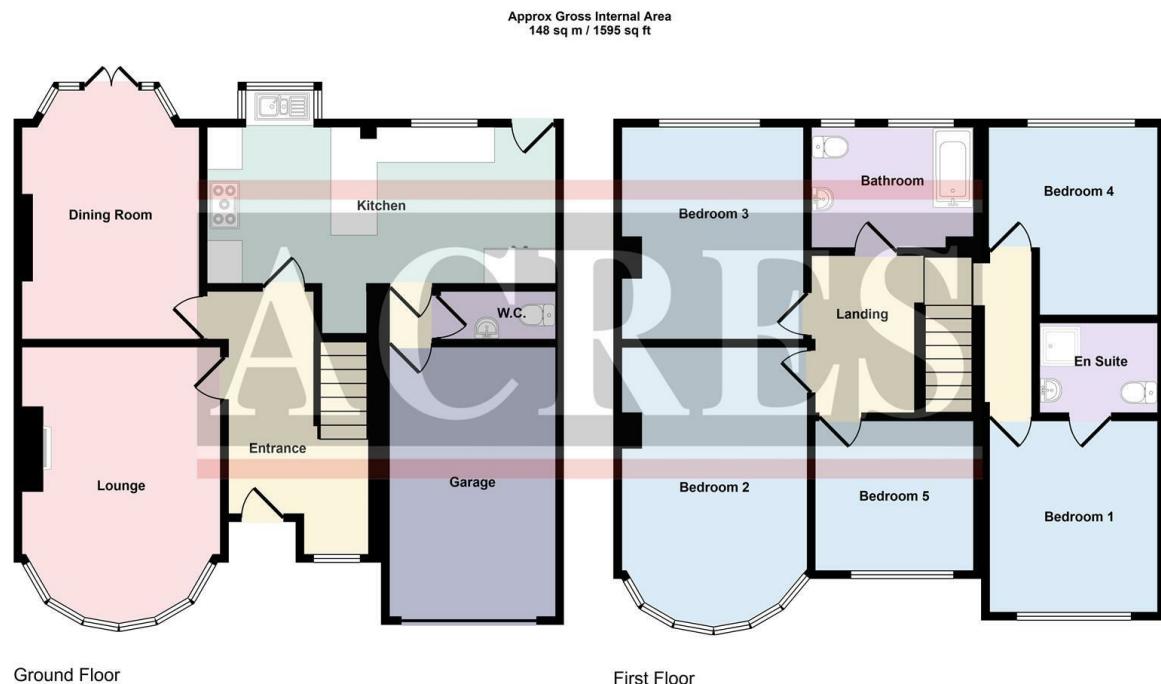
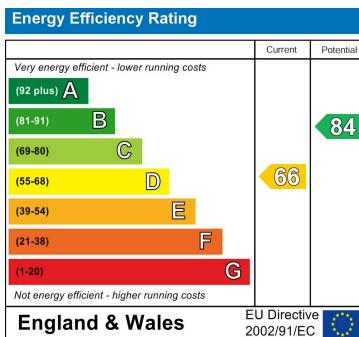
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TENURE:

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 : D

VIEWING: Highly recommended via Acres on 0121 321 2101



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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