

# ACRES

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www.acres.co.uk



- Traditional 3-bedroom semi-detached family home
- Located in a desirable and quiet residential area of Sutton Coldfield
- Extended Lounge, Separate Dining Room
- Fitted kitchen, WC
- Two generously sized double bedrooms and a comfortable single bedroom
- Stylish family bathroom with contemporary fittings
- Private rear garden—ideal for entertaining or relaxing
- Driveway with off-road parking, Large garage
- Excellent local amenities, schools, parks, and transport links nearby
- Viewing is recommended.



***COPPICE VIEW ROAD, SUTTON COLDFIELD, B73 6UE - OFFERS AROUND £335,000***



Nestled in the sought-after residential area of Coppice View Road, this well-presented three-bedroom semi-detached property offers the perfect blend of comfort, practicality, and location. Ideal for families, first-time buyers or those looking to upsize, this home is full of potential.

The ground floor features a spacious lounge with plenty of natural light, a separate dining area, and a modern fitted kitchen with ample storage and worktop space. Upstairs, you'll find two generously sized double bedrooms, a comfortable single bedroom, and a contemporary family bathroom.

Outside, the property benefits from a private rear garden—perfect for relaxing or entertaining—and a front driveway leading to a secure garage, providing valuable off-street parking and additional storage.

Located close to local schools, parks, shops, and transport links, this property ticks all the boxes for convenient, family-friendly living.

The property is accessed via a tarmac driveway providing off-road parking for multiple vehicles, bordered by mature shrubs for added kerb appeal. The driveway leads to the garage door and the porch entrance. Sold as seen.

**PORCH:** PVC double-glazed French doors to the front with matching side panels and an attractive arched window above.

**ENTRANCE HALLWAY:** Accessed via an obscure PVC double-glazed composite door with side windows, the hallway features a radiator and staircase rising to the first floor.

**DINING ROOM:** 12'4" max x 11'2" min / 14'2" max x 12'5" min. A spacious and light-filled reception room with a PVC double-glazed bay window to the front, radiator, and a gas fire set on a tiled hearth.

**EXTENDED LOUNGE:** 20'2" x 12'4" max x 10'7" min. A generously proportioned living space with PVC double-glazed French doors and window to the rear garden, two radiators, and a feature brick-style fireplace housing an inset gas fire with marble inset and tiled hearth.

**KITCHEN:** 12'9" x 6'7". Fitted with a range of matching base and wall units with drawers and rolled-edge work surfaces. Includes a 1 ½ stainless steel sink and drainer unit, space for a fridge freezer and oven. PVC double-glazed window overlooks the rear garden. Additional door provides access to the understairs pantry cupboard and two single-glazed side windows lead to the garage, radiator.

**GROUND FLOOR WC:** With an obscure single-glazed window to the rear and low-level flushing WC.

**FIRST FLOOR LADNING:** Obscure PVC double-glazed window to the side elevation and access to the loft.

**BEDROOM ONE:** 14'4" max x 12'5" min / 12'2". A bright and spacious double bedroom with PVC double-glazed bay window to the front, radiator, and ample space for freestanding furniture.

**BEDROOM TWO:** 11'6" x 12'4" max (into wardrobes) / 10'4" min. A second generous double bedroom with fitted wardrobes, PVC double-glazed window to the rear, and radiator.

**BEDROOM THREE:** 6'7" x 7'1" max x 5'4" min (into wardrobe). A single bedroom with PVC double-glazed window to the front, radiator, and fitted wardrobe.

**BATHROOM:** A stylish modern suite comprising a large enclosed shower with rainfall-effect shower head, low-flushing WC, floating sink set within a vanity unit, chrome-effect heated towel rail, tiled flooring, and tiled walls, obscure PVC double-glazed window to the rear.

**GARAGE:** 29'8" x 9'7" max x 6'6" min. A spacious garage with up-and-over door to the front, ideal for vehicle storage or conversion into a utility space. Includes a single-glazed window and door to the rear garden. (please check the suitability of this garage for your own vehicle)

**REAR GARDEN:** Stepping outside, the property boasts a generous and beautifully tiered rear garden. The first section features a well-maintained lawn with a paved pathway running along the side—perfect for outdoor seating or family play. Descending two gentle steps leads you to the second, more secluded garden area, also laid to lawn, with a central paved path winding through mature shrubbery and established trees. This peaceful green space offers a high degree of privacy and a natural, tranquil setting—ideal for relaxing or entertaining.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

