

# ACRES

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www.acres.co.uk

- Well presented family home
- Block paved driveway
- Lounge with bay window
- Open plan kitchen diner
- Modern kitchen
- Side lean to offering utility and additional storage space
- Three well proportioned bedrooms
- Rear garden with decking, and lawn
- Garage to the rear with rear and side access to the property



**ROWAN ROAD, SUTTON COLDFIELD, B72 1NW - £375,000**

Situated on a pleasant residential road, this well presented family home enjoys a generous plot with attractive frontage, ample off road parking and a mature outlook. The property is conveniently located close to local amenities, well regarded schools, and transport links, making it ideal for families and professionals alike. The accommodation is thoughtfully arranged and offers a welcoming entrance hall, a spacious lounge, an open plan kitchen diner, three bedrooms and a family bathroom. Externally, the property benefits from a landscaped rear garden, useful side storage/utility space and a garage to the rear. Accessed via a block paved driveway providing off-road parking for multiple vehicles, bordered by a brick wall to the front and one side. A corner display of mature trees and bushes enhances the frontage and leads to the main entrance.

**ENTRANCE HALL:** Composite front entrance door with obscure glazed panel to centre, complemented by a PVC double glazed obscure window to the side. Radiator, solid wooden flooring and stairs rising to the first floor.

**LOUNGE:** 12'06" into window x 9'11" (max) / 8'09" (min)

PVC double glazed bay window to the front with fitted blinds. Radiator and solid wooden flooring. Feature electric coal effect fire set within a brick style inset with wooden beam above, creating a cosy focal point.

**OPEN PLAN KITCHEN DINER**

**DINING AREA:** 12'01" (max) / 9'02" (min) x 9'09" PVC double glazed French doors opening to the rear garden with additional PVC double glazed windows to either side. Radiator, solid wooden flooring and ample space for dining furniture.

**KITCHEN:** 14'00" x 5'07" PVC double glazed window overlooking the rear garden. Fitted with a range of wall and base units with roll-top work surfaces incorporating a Belfast style sink. Integrated eye level double oven, five ring gas hob with extractor hood over, and a contemporary column radiator.

**SIDE LEAN-TO / UTILITY & STORAGE:** PVC double glazed door to the rear with obscure glazed panel and an additional obscure single glazed door to the front. Providing space for a fridge freezer, washing machine and tumble dryer. An excellent versatile area for utility use and storage, finished with wooden flooring.

**LANDING:** Obscure PVC double glazed window to the side, loft access point and doors leading to all first floor accommodation.

**BEDROOM ONE:** 12'07" x 9'11" (max) / 8'11" (min) PVC double glazed window to the rear, radiator and built in corner wardrobe.

**BEDROOM TWO:** 13'00" x 9'11" (max) / 9'00" (min) PVC double glazed bay window to the front, radiator and built in corner wardrobe.

**BEDROOM THREE:** 7'07" x 6'09" PVC double glazed window to the rear. Ideal as a home office, nursery or dressing room.

**FAMILY BATHROOM:** Obscure PVC double glazed window to the front. White suite comprising a panelled bath with shower over, low flushing WC and hand wash basin. Tiled surround, tiled flooring and a chrome effect ladder style radiator.

**REAR GARDEN:** A well maintained rear garden featuring two decked seating areas, along with a further block paved seating area covered by a pergola. Predominantly laid to lawn and bordered by mature shrubs to both sides. Side path providing rear access to the property and access to the garage.

**GARAGE:** Located to the rear of the garden, offering secure storage or parking. (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: C 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		
(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		



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.