

ACRES

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- A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- FOUR BEDROOMS
- DOUBLE GARAGE
- GENEROUS REAR GARDEN
- MASTER BEDROOM WITH ENSUITE
- ALL BEDROOMS HAVE BUILT IN WARDROBES
- CONSERVATORY
- MODERN BUILD



YEOMANRY CLOSE, SUTTON COLDFIELD, B75 7HN - OFFERS OVER £575,000

Nestled in the desirable housing development on a private cul-de-sac, this freehold, executive styled detached residence offers a perfect blend of comfort and sophistication. With its spacious layout, this home is ideal for families seeking both style and functionality. Upon entering, you are greeted by a welcoming entrance hall, guests cloakroom, dual aspect lounge leading to a superb conservatory and formal dining room. There is a well-appointed kitchen, complemented by a utility room, provides ample space for culinary pursuits and everyday living. To the first floor the property has an excellent landing space with a lovely feature window to rear and boasts four well-proportioned bedrooms, the master with en-suite shower room. Outside is a beautiful landscaped fore garden and driveway leading to a double garage. To the rear is a lovely wide garden with patio area, generous lawn and planted borders. This detached house is not just a home; it is a lifestyle choice, situated in a peaceful neighbourhood while still being close to local amenities and transport links. Whether you are looking to settle down or invest in a property that exudes charm and elegance, this residence on Yeomanry Close is a must-see. Council tax band F and EPC to be confirmed.

Access is via a beautifully landscaped fore garden with circular lawn and pathways, double garage to side, open canopy porch leading to a double glazed reception door into

HALLWAY Staircase to first floor, door into under stairs storage, lounge, dining room, kitchen, herringbone designed floor, coving to ceiling, radiator

GUEST CLOAKROOM White close coupled WC, pedestal wash hand basin, radiator, double glazed patterned window

LIVING ROOM 19'00" x 11';2" A wonderful dual aspect living room with double glazed window to fore and double glazed window system to rear including double opening doors to conservatory, minster style fire surround, living flame effect gas fire, coving to ceiling, timber floor, two radiators

CONSERVATORY 12'4" x 11'00" A lovely addition with double glazed windows and glazed roof, double opening doors, tiled floor

DINING ROOM 11'00" x 11'1" max 9'2" min Having a double glazed window to front, coving to ceiling, timber floor, radiator

KITCHEN 9'8" x 11'1" (plus inner hall) Having a comprehensive range of drawer, base and eye level cupboards, contrasting work surfaces and multi coloured tiling to splash backs, four ring gas hob with extractor hood over, double oven/grill combination, space for fridge, space for dishwasher, tiled floor, double glazed window to rear, double glazed double doors to garden, radiator

UTILITY 7'2" x 5'6" Having base and larder cupboards, work surfaces, tiling to splash back, space and plumbing for washing machine, space for tumble dryer, radiator, double glazed door, wall mounted gas central heating boiler, tiled floor

FIRST FLOOR LANDING A wonderful landing space with feature window to rear, radiator, access to loft space, door into airing cupboard (water tank and shelving)

MASTER BEDROOM SUITE Inner hallway with door to ensuite and access to

BEDROOM 11'3" x 9'10" Having a pitched ceiling line, double glazed window to side and double glazed double doors to rear with Juliet balcony, his and hers double wardrobes, radiator

EN-SUITE 8'00" X 5'1" Having a wet and dry shower cubicle with shower, wash hand basin and close coupled WC, monochromatic themed tiling to walls, Amtico flooring, double glazed opaque window, chrome ladder style radiator/towel rail, radiator, spotlights to ceiling

BEDROOM TWO 9'10" x 9'8" max to wardrobe front 11'7" max Having a double glazed window to rear, radiator, double wardrobe

BEDROOM THREE 9'00" x 9'5" min to wardrobe front 11'8" Having a double glazed window to front, radiator, double wardrobe

BEDROOM FOUR 9'00" x 8'10" min 11'7" max Having a double glazed window to front, radiator, double wardrobe

BATHROOM Having a white suite including double ended panelled bath, wash hand basin, close coupled WC, tiling to part walls and floor, chrome ladder style radiator/towel rail, double glazed opaque window

REAR GARDEN Patio to fore leading to a wide lawn with planted borders, further paved section to far corner

DOUBLE GARAGE (please check the suitability of this garage for your own vehicle)

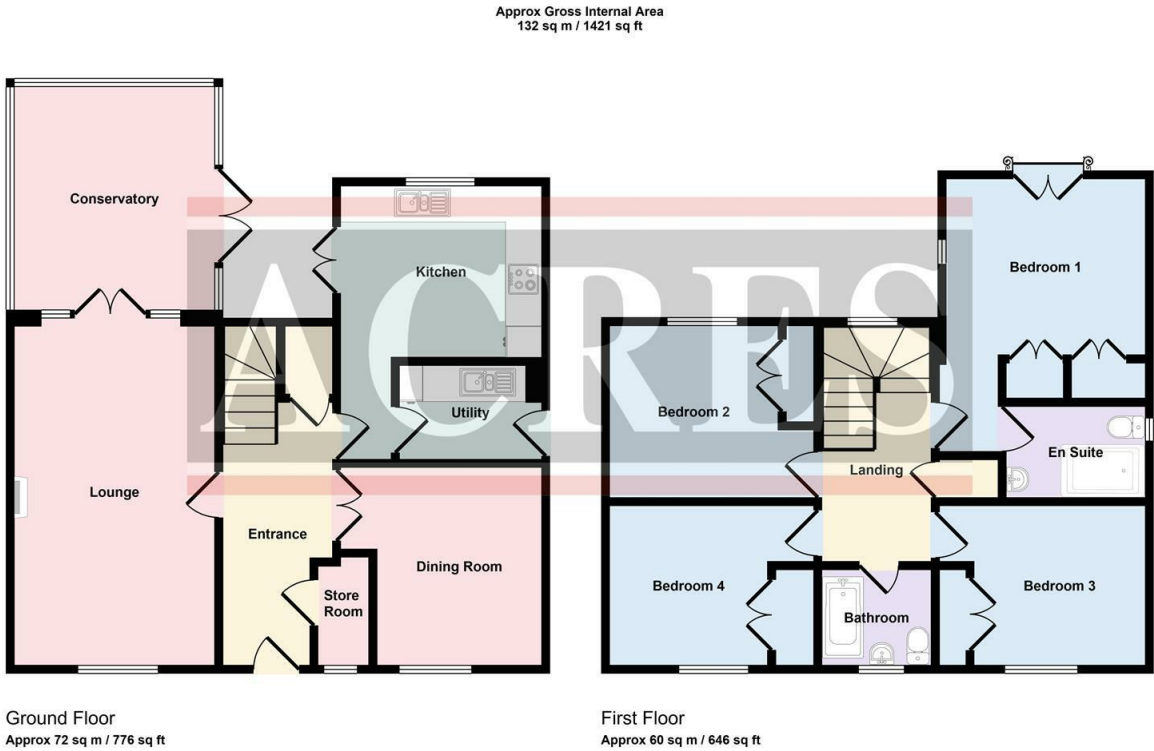
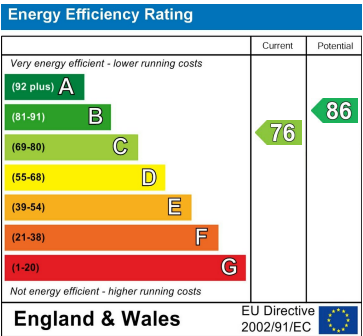


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



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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