



- Characterful family home
- Lounge with feature log burner
- Impressive open plan kitchen, dining and family room
- Four bedrooms arranged over the first floor
- Contemporary family bathroom
- Cellar ideal for storage
- Enclosed rear garden
- Ideal family layout with modern open plan living
- Internal viewing is highly recommended



**HIGHBRIDGE ROAD, SUTTON COLDFIELD, B73 5QU - OFFERS AROUND £450,000**

Situated on the ever popular Highbridge Road, this attractive family home enjoys a highly convenient and sought after location, positioned within easy reach of both Boldmere and Wylde Green High Streets. The property benefits from excellent access to a wide range of local shops, cafés, restaurants and everyday amenities, along with well regarded schools for all age groups. Commuters are well catered for with Wylde Green train station offering regular services into Birmingham City Centre, while excellent road links provide straightforward access to surrounding areas.

The accommodation is arranged over two floors and is centred around an impressive open plan kitchen, dining and family room with bi-folding doors opening onto the rear garden, underfloor heating and a striking log burner. Further highlights include a separate front lounge, four well proportioned bedrooms, a contemporary family bathroom and a versatile cellar offering home office or hobby space. Externally, the rear garden provides multiple seating areas and a lawned section, creating an ideal setting for relaxation and outdoor enjoyment. The property is approached via a block paved fore garden with decorative brick walls to the front and side, leading to the main entrance.

**Porch:** Front entrance door with obscure glass panels to centre and an attractive arched style window above.

**Hall:** Stylish obscure glass panel door, radiator, oak flooring, stairs rising to the first floor landing and doors leading to principal ground floor rooms.

**Lounge:** 14'06" (into bay) x 12'04" max / 11'02" min Double glazed wooden bay window to the front with sash style openings, radiator, wood flooring and a feature log burner set on a tiled hearth with brick inset and arched brick surround.

**Open Plan Kitchen / Diner / Family Room:** Family Room 16'01" max / 14'11" min x 11'02" A welcoming space with a log burner set within a brick inset arched style fireplace forming the main focal point of the room. Door leading to the cellar, underfloor heating and open access to the kitchen/diner.

**Kitchen / Diner:** 15'00" x 8'11" PVC Double glazed window to the rear, aluminium double glazed bi-folding doors opening onto the garden and a skylight providing excellent natural light. Fitted with a stainless steel sink and drainer set into wooden work surfaces, matching base and wall units and drawers. Integrated AEG oven, four ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher and space for a washing machine. Tiled flooring throughout with underfloor heating and ample space for dining furniture.

**Landing:** Two storage cupboards, loft access point and doors leading to all first floor rooms.

**Bedroom One:** 12'03" max / 11'01" min x 11'11" Double glazed wooden sash window to the front, radiator, wood flooring and a brick style feature fireplace.

**Bedroom Two:** 11'11" max / 7'02" min x 6'04" Double glazed wooden sash window to the front and radiator.

**Bedroom Three:** 9'11" x 7'09" PVC Double glazed window to the rear, radiator and space for bedroom furniture.

**Bedroom Four:** 8'07" x 6'11" PVC Double glazed window to the rear, radiator and wood flooring.

**Family Bathroom:** Obscure PVC double glazed window to the rear. Contemporary white suite comprising a large walk in shower, panelled bath, low flushing WC and hand wash basin. Half tiled walls and tiled flooring.

**Cellar:** 10'08" x 8'10" Accessed via stairs from the family room. Featuring built in cupboards along the back wall, radiator and spotlights. Used for storage only.

**Garden:** A paved patio area ideal for seating with two raised beds housing mature trees. Steps lead down to a lawned garden with hedging to one side and a further paved seating area to the rear.

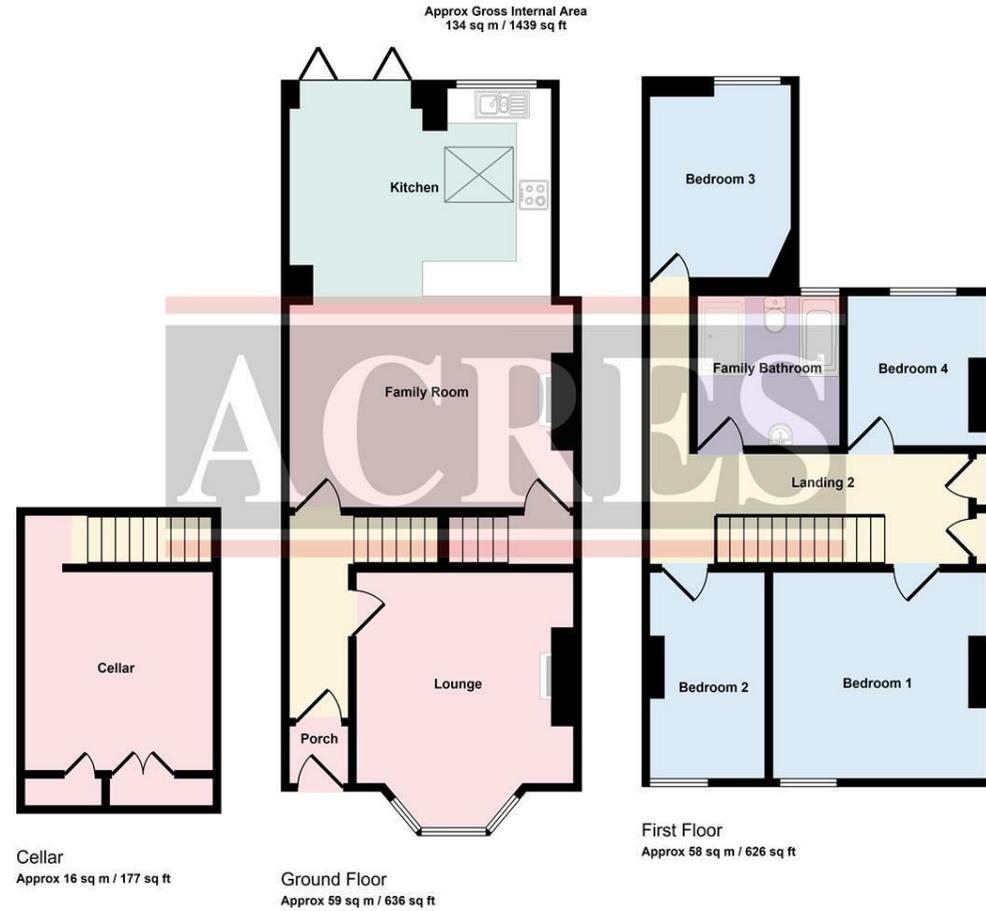


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

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



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.

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.

