

ACRES

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- 4 bedrooms each with wardrobes
- Well-appointed, white, ensuite shower room
- Family bathroom provided with white suite
- Substantial, spacious lounge
- Separate dining room
- Large, rear conservatory
- Fitted, breakfast kitchen
- Utility room & guest WC
- Double garage
- Delightful, open aspect over fields to fore with private, landscaped rear garden



SHIFRALL WAY, SUTTON COLDFIELD, B75 7JR - OFFERS OVER £600,000

Enjoying a truly enviable setting, this substantial and immaculately presented detached family home occupies a prime position, boasting uninterrupted open views across fields and countryside. Lovingly maintained and significantly improved by the current owners, the property offers spacious, flexible accommodation ideally suited to modern family living.

Set within a desirable and well-regarded residential area, the home is conveniently located for excellent local schools, a wide choice of shops, cafés, and restaurants at Mere Green and Sutton Coldfield town centre, as well as enjoying easy access to public transport links. Internally, the property is both stylish and well-planned, benefiting from gas central heating, PVC double glazing - triple to rear (both where specified), and a fitted security alarm system.

On approach, a fully enclosed porch opens into a welcoming reception hall, creating a lovely first impression. Off the hallway is a guest cloakroom/WC, while to the front sits a substantial main lounge, filled with natural light and ideal for family relaxation or entertaining. The separate dining room provides formal space for hosting, and flows beautifully into a wide, full-width conservatory, offering picturesque garden views and direct access to the rear patio—perfect for year-round enjoyment.

The fitted breakfast kitchen offers a comprehensive range of units, space for white goods and space for casual dining, while a useful utility room adds practicality for laundry and storage needs. Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room, and the remaining bedrooms served by a modern family bathroom, complete with a white suite.

Outside, the rear garden provides a secluded and private retreat, featuring a paved patio for outdoor dining, a neat lawn, and well-stocked borders with mature planting. To the front, a double garage and driveway provide ample parking and secure storage.

This is a superb family home in a highly sought-after location, with stunning views, spacious accommodation, and excellent amenities all within easy reach. Viewing is highly recommended to appreciate everything this beautiful property has to offer. Set back from the roadway behind a twin-car, tarmac driveway, having lawns set to side with mature trees, access is gained to the property via a part PVC double glazed door opening to

FULLY ENCLOSED PORCH: PVC double glazed window front, part obscure leaded, light glazed PVC door to

RECEPTION HALL: PVC double glazed window to front, radiator, Amtico wood-style floor covering.

GUEST CLOAKROOM/ WC: PVC triple glazed, obscure window to rear, white, low flushing WC matching wash hand basin, radiator, Amtico wood-style floor covering.

SUBSTANTIAL IMPOSSING LOUNGE: 18'4" max 16'7" min x 13'1". PVC double glazed bay window to front, Minster style fire surround with hearth and mantel having central coal effect, living flame gas fire, two double radiators, 6" Egg & Dart plaster coving, glazed double doors to

DINING ROOM: 13'1" x 9" PVC double glazed windows with central double glazed, double French doors to conservatory, 6" Egg & Dart plaster coving, double radiator.

REAR CONSERVATORY: 12'5" X 11'6" PVC double glazed window to side and rear with double glazed, double French doors to garden, two double radiators, tiled floor.

FITTED BREAKFAST KITCHEN: 11'9" x 11'6" PVC triple glazed window to rear, enamel one and a half bowl sink unit, set into rolled edge work surfaces having tiled splash back, there are a range of fitted units with both base small level including drawers, integrated oven having separate grill, gas hob with concealed, extractor canopy over, recesses for appliances, double radiator, space for table, Amtico wood-style floor covering.

UTILIY ROOM: 8'6" x 7'4" PVC triple glazed window to rear, part obscure PVC double glazed door to side, enamel, single drainer sink unit set into rolled edge work surfaces having fitted wall and base units, recesses for appliances, radiator, Amtico wood-style floor covering.

STAIRS TO LANDING: PVC double glazed window to front, radiator, airing cupboard.

BEDROOM 1: 13'10" max 10'3" min 13" max 11'4" min. PVC double glazed bay window to front, double radiator, two double built in wardrobes, two double fitted wardrobes having three double storage cupboards over bed recess.

ENSUITE SHOWER ROOM: PVC double glazed, obscure window to side, matching white suite comprising large shower cubicle, wash hand basin, low flushing WC, tiled splash backs, chrome ladder style radiator.

BEDROOM 2: 14" max 10'9" x 9'3". PVC triple glazed window to rear, two double fitted wardrobes, storage cupboards over bed recess, built in storage cupboard.

BEDROOM 3: 12'2" into bay x 10'6" min x 8'10". PVC double glazed window to front, double radiator, built in wardrobe.

BEDROOM 4: 9'2" x 8'10". PVC triple glazed window to front, built in wardrobe, radiator.

FAMILY BATHROOM: PVC triple glazed, obscure window to rear, matching white suite comprising bath having shower over, wash hand basin, low flushing WC, tiled splash backs, radiator.

GARAGE 1: 17'8" x 7'9". Up and over door, opening to

GARAGE 2: 15'6" x 8'7". Up and over door (please check the suitability for your own vehicle).

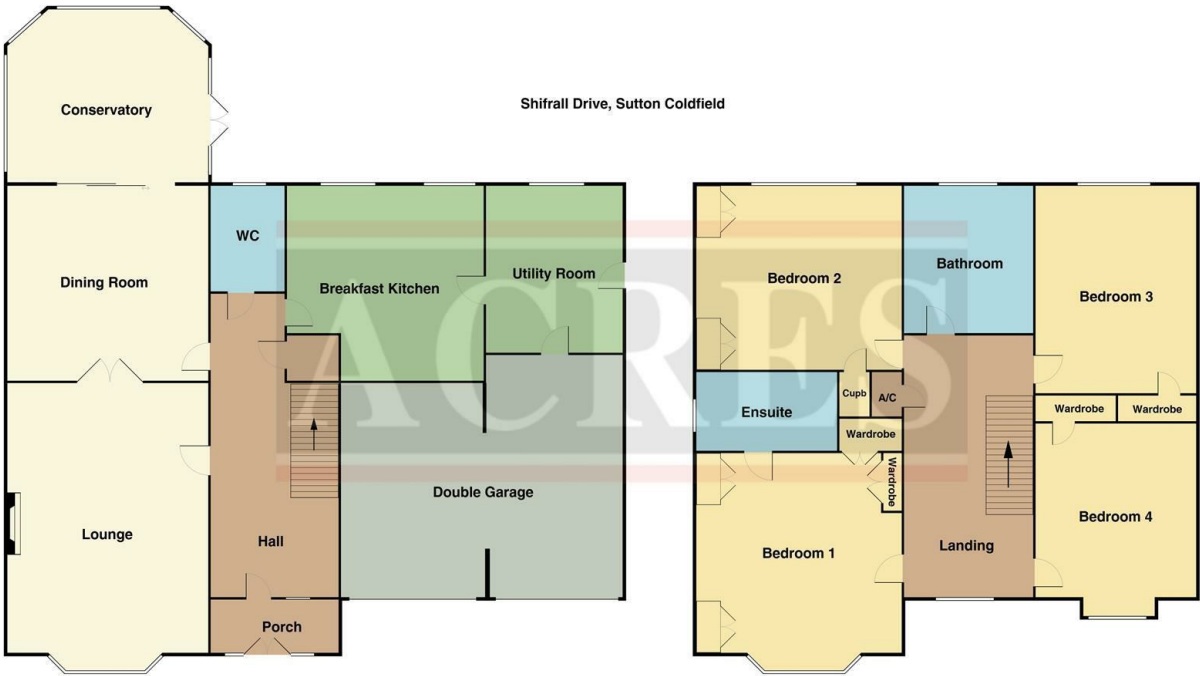
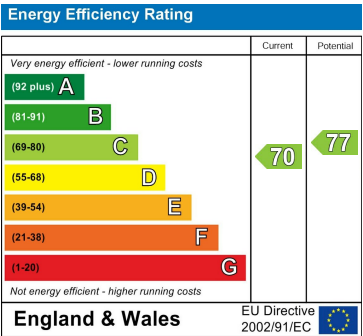
OUTSIDE: Paved patio area with outside tap to a delightful, rear garden having lawn flanked by borders with mature shrubs, bushes and trees offering a private retreat.



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 : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 321 2101



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.