

# ACRES

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- Attractive family home in a sought after location
- Well presented lounge
- Open plan breakfast kitchen with dining area
- Utility room & garage
- Guest WC
- Three well proportioned bedrooms
- Contemporary shower room
- Beautifully landscaped rear garden
- Block paved driveway
- Viewing is highly recommended.



**HONEYBORNE ROAD, SUTTON COLDFIELD, B75 6BN - £565,000**

Nestled in a sought after location, this beautifully presented three bedroom family home combines modern style with generous living space and stunning gardens. The property features a welcoming porch and hall, a spacious lounge, an impressive open plan breakfast kitchen with dining area, a practical utility room, and a contemporary guest WC. Upstairs, there are three well proportioned bedrooms and a stylish shower room, making this the ideal home for families or those who love to entertain. Outside, the property boasts a private driveway, garage, and a landscaped rear garden with multiple seating areas, offering both relaxation and space for outdoor living. With its elegant design, versatile layout, and desirable setting, this home is ready to move into and enjoy. Viewing is considered essential.

This beautiful home is approached via a block paved driveway, with a lawned fore garden framed by established shrubs, bushes, and plants that create an inviting first impression.

**Porch:** Accessed through a composite front entrance door, the porch is bright and welcoming with windows to both sides and attractive tiled flooring.

**Hall:** The hallway sets a warm tone with its composite front door featuring obscure glazed panels, wooden flooring, and a staircase rising to the first floor. A radiator adds comfort, while doors lead to the main living spaces and a useful storage cupboard.

**Lounge 13'04" x 11'10":** This light filled reception room enjoys a PVC double-glazed window to the front and two obscure side windows. A marble hearth with a coal effect gas fire and decorative surround creates a striking focal point. Double doors open into the breakfast kitchen, while additional glass panelled doors connect to the hall.

**Breakfast Kitchen 27'02" x 8'11":** At the heart of the home is a stunning breakfast kitchen with wooden flooring throughout.

**Kitchen Area:** Fitted with a stylish range of base and wall units complemented by marble effect work surfaces with inset drainer grooves, splashbacks, and upstands. A stainless steel sink is set beneath a PVC double glazed rear facing window. Integrated appliances include double AEG ovens, a five ring stainless steel gas hob with extractor hood, dishwasher, and fridge.

**Dining Area:** Spacious and versatile area with a PVC double glazed window, obscure PVC double glazed side window, and patio doors opening to the garden. Perfect for family dining and entertaining.

**Utility Room 7'00" x 6'03":** A practical space with a stainless steel sink and drainer set into roll top work surfaces and wall mounted cupboards. There is space and plumbing for a washing machine and tumble dryer. The room also provides a side door, internal access to the garage, and benefits from tiled flooring.

**Guest WC:** A contemporary suite comprising a low level flushing WC and hand wash basin set within a vanity unit. With an obscure front window, half panelled walls, and laminate flooring.

**Landing:** The landing features an obscure PVC double glazed window with a stained glass inset, loft access, and doors to all bedrooms and the shower room.

**Bedroom One 13'05" x 11'10":** A spacious principal bedroom with a front facing PVC double glazed window, radiator, fitted wardrobes, and a fitted dressing table area.

**Bedroom Two 15'00" x 8'11":** This generous double bedroom overlooks the rear garden and offers ample space for freestanding bedroom furniture, together with a radiator.

**Bedroom Three 11'11" x 9'00":** A versatile room with a rear facing PVC double glazed window, radiator, and fitted desk with cupboards. Ideal as a bedroom or home office.

**Shower Room:** Elegantly appointed with a large shower enclosure and rainfall effect showerhead, a low flushing WC, and hand wash basin set into a vanity unit. Finished with half tiled walls, tiled flooring, chrome ladder style radiator, and an obscure PVC double glazed front window.

**Garage:** With an up and over door to the front, an obscure side window, and an internal door to the utility room. (please check the suitability for your own vehicle)

**Rear Garden:** The rear garden is a true highlight of the property, enjoying a private and spacious setting. It features two patio areas at the top of the garden, a pergola covered seating area midway down, and a generous lawn bordered by shrubs, plants, and mature trees. Two timber sheds to the rear provide excellent storage, while a paved pathway and secure fencing complete the outside space, with side access leading back to the front of the property.







TENURE:

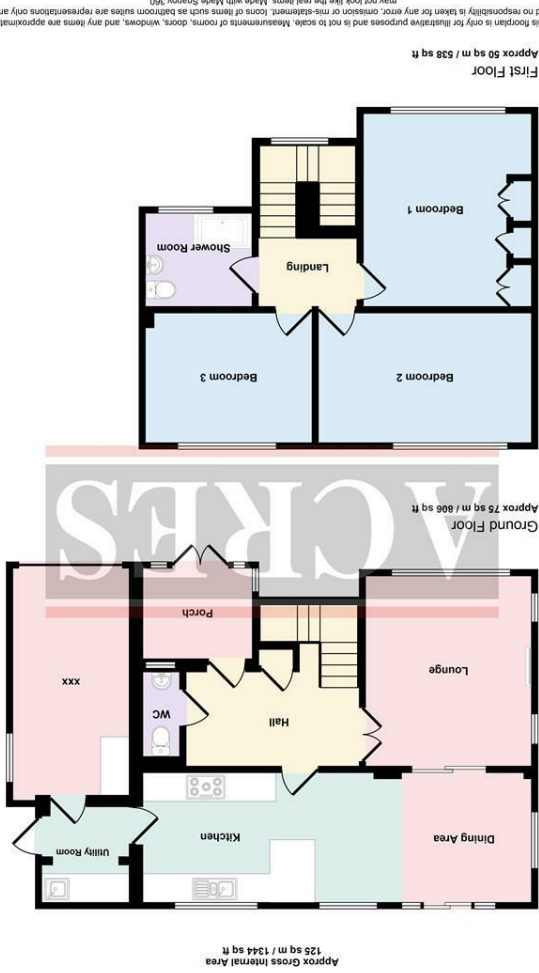
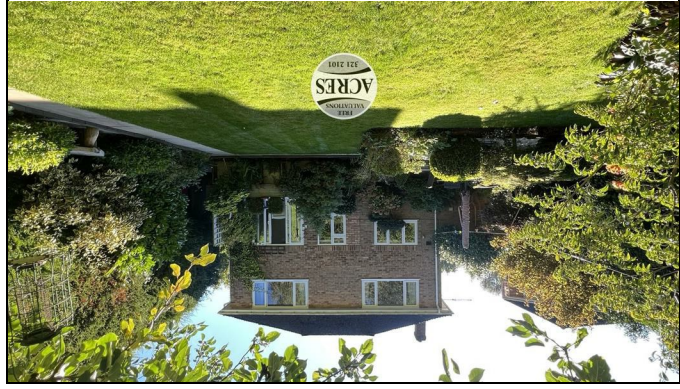
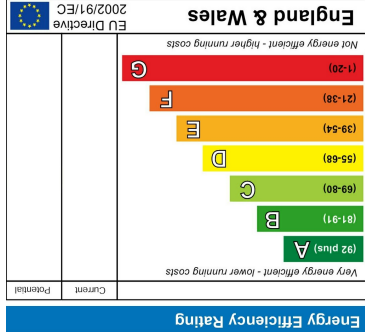
We have been informed by the vendor that the property is Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX :

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VIEWING:

Highly recommended via Acres on 0121 321 2101



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.

