



- Four good bedrooms
- Master bedroom with wardrobes and ensuite shower room
- Well appointed white bathroom
- Extended spacious lounge/ garden room
- Attractive family/ day room with minster fire place
- Fitted kitchen and utility room
- Guest WC & garage
- Generous garden with treelined aspect
- Set in central well regarded location
- Much enlarged and improved



BARNARD ROAD, SUTTON COLDFIELD, B75 6AP - OFFERS AROUND £680,000

This much improved and enlarged Freehold family home is set in the well regarded sought after location that is Barnard Road, being close to Good Hope Hospital. Perfectly placed within just a few hundred metres of local shops, well regarded schooling and open countryside, the property also enjoys close proximity to Sutton Coldfield town centre with its excellent range of facilities and amenities, together with readily available public transport links. Benefiting from gas central heating and PVC double glazing (both where specified), the home is deceptively spacious and has been finished to a modern, contemporary specification, representing an ideal opportunity for the family buyer.

The accommodation is entered via a welcoming reception hall with guest cloakroom/WC off, there is an extended and spacious lounge, study/playroom, family or optional dining room with feature fireplace, fitted kitchen with integrated appliances, utility room and storeroom. To the first floor are four good bedrooms, the master having fitted wardrobes and a large white ensuite bathroom, in addition to a further family bathroom, once more provided with a contemporary white suite. Externally the property enjoys a garage and generous rear garden with a tree lined aspect, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular driveway, access is gained to the property via:

RECESSED PORCH: Multi locking door opens to:

WELCOMING RECEPTION HALL: PVC double glazed window to front, radiator with cover, oak flooring.

GUEST CLOAKROOM/WC: PVC double glazed window to front, white low flushing WC with matching wash hand basin, radiator, oak flooring.

SPACIOUS LOUNGE: 15'6 max x 12'6 min x 13'6 max x 12'3 min, PVC double glazed bay window to front having fitted window seat with storage inset, radiator with cover, Minster style fireplace having matching hearth and mantle together with recess, oak flooring.

SPACIOUS LOUNGE COMBINING GARDEN SITTING AREA: 23'8 x 12'4 max x 11'1 min, PVC double glazed double French doors to rear, part vaulted ceiling, coal effect living flame gas fire set on a marble hearth with matching recess, two radiators, oak flooring.

STUDY/PLAYROOM: 8'1 x 7'7, PVC double glazed window to rear, radiator, part vaulted ceiling with inset double glazed window, oak flooring.

FITTED KITCHEN: 17'6 x 10'4, PVC double glazed window and double glazed double French doors to rear, single drainer sink unit having double base beneath, further comprehensive range of fitted units to both base and wall level including drawers, integrated dishwasher, complementary rolled edge work surfaces, elevated electric oven with separate grill, stainless steel fitted gas hob with extractor canopy over, tiled floor, part double glazed vaulted ceiling to rear having inset double glazed window, two radiators.

UTILITY ROOM: 15'8 x 5'4, large double glazed Velux window to front, one and a half bowl sink unit having double base unit beneath. Further range of fitted units to base level offering multiple drawers, recesses for washing machine and dryer, radiator, tiled floor, part obscure PVC double glazed door to rear.

STORE ROOM/LOBBY: 14'7 x 5'6, PVC door to front.

RETURN STAIRS TO LANDING: Arched PVC double glazed window to side.

BEDROOM ONE: 16'3 max x 12'6 min x 13'4 max x 11'5 min, PVC double glazed bay window to front, radiator, three double fitted wardrobes, oak flooring.

EN SUITE BATHROOM: 9'10 x 7'6, PVC double glazed windows to front and side, matching white suite comprising bath, wide vanity wash hand basin having double base unit beneath, low flushing WC, enclosed separate shower cubicle, tiling to walls and floor, chrome ladder style radiator.

BEDROOM TWO: 12'4 max x 11'7 min x 9'0, PVC double glazed window to rear, radiator, oak flooring.

BEDROOM THREE: 11'0 x 8'9, PVC double glazed window to rear, radiator, oak flooring.

BEDROOM FOUR: 12'0 x 7'7 plus door recess, PVC double glazed window to rear, radiator, oak flooring.

FAMILY BATHROOM: Three PVC double glazed windows to front with further window to side, matching white suite comprising whirlpool bath, wall hung wash hand basin, low flushing WC, enclosed separate shower cubicle, tiling to walls and floor, chrome ladder style radiator.

OUTSIDE: Full width paved patio to a lawned garden having timber fencing and tree lined aspect.

SIDE SINGLE CAR GARAGE: (Please note that the garage measurements and dimensions are approximate and should be verified by a prospective purchaser.)



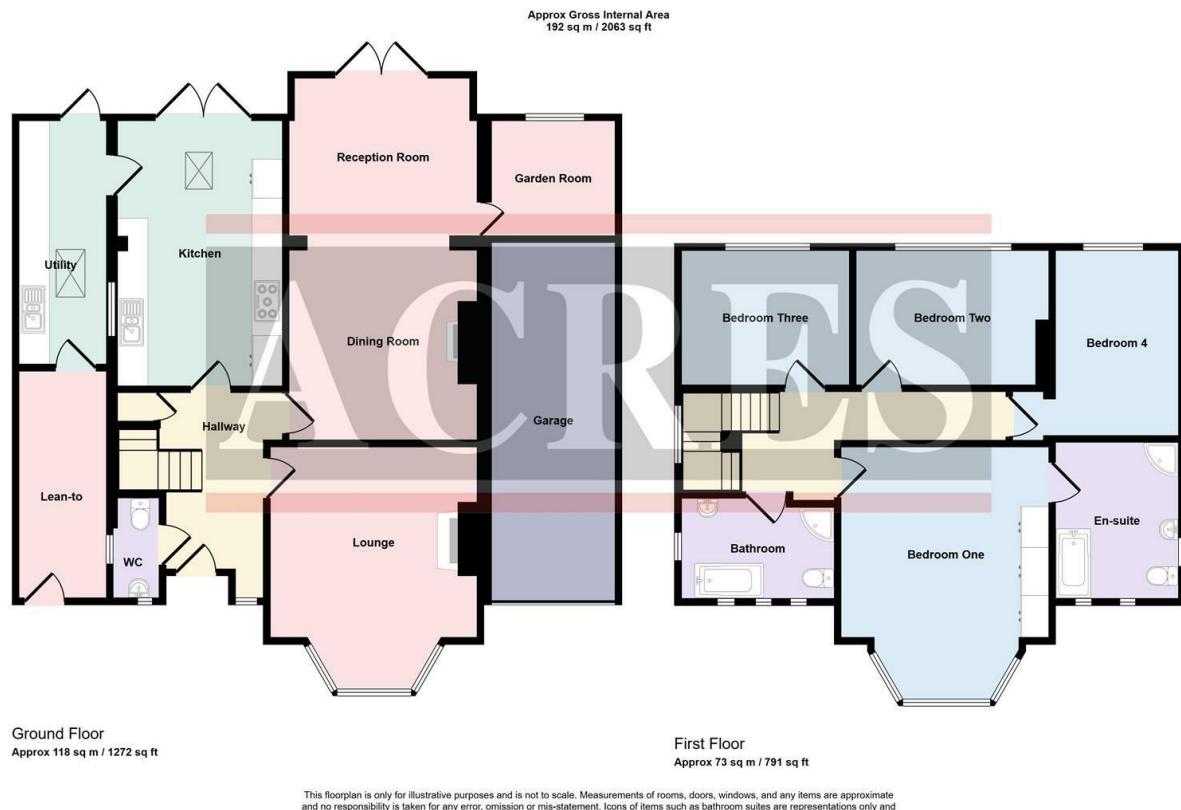
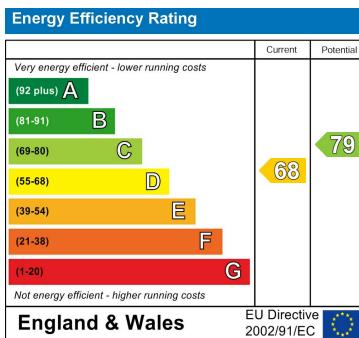
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TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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.