

ACRES

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- Sought after Boldmere location
- Walking distance to Boldmere High Street shops, cafés and amenities
- Close to well regarded local schools
- Spacious lounge/dining room
- Additional reception room
- Fitted kitchen
- Guest WC, family bathroom and separate first floor WC
- Three well proportioned bedrooms
- Off road parking for multiple vehicles
- Private rear garden



WARDEN ROAD, SUTTON COLDFIELD, B73 5SB - OFFERS OVER £400,000

This well presented family home is ideally situated in the heart of Boldmere, a highly sought after location renowned for its welcoming community feel and excellent amenities. The property is within close proximity to a selection of well established and highly regarded schools, making it an ideal choice for families. Boldmere High Street is just a short distance away, offering an array of independent shops, popular cafés, restaurants and everyday conveniences, along with excellent transport links providing easy access to surrounding areas and Birmingham City Centre. The property itself offers spacious and versatile accommodation throughout, including multiple reception rooms ideal for modern family living, a well appointed kitchen with island, guest WC, three bedrooms and a family bathroom with separate WC. Externally, the home benefits from off road parking for multiple vehicles and a private rear garden with patio and lawned areas, perfect for both relaxing and entertaining.

Accessed via a part paved driveway and part stone chipped fore garden providing off road parking for multiple vehicles, with brick wall boundaries to the front and side, the property is approached via:

ENTRANCE HALL: Composite front entrance door with three obscure glazed panels to centre, radiator, stairs rising to first floor landing, door to guest WC and further doors leading to:

LOUNGE/DINING ROOM: 18'04" x 10'11" PVC double glazed patio doors opening onto the rear garden, part obscure double glazed door to side, open archway through to kitchen, two radiators and ample space for both lounge and dining furniture, creating a bright and versatile family living area.

DINING ROOM/PLAYROOM: 12'08" x 9'02" PVC double glazed bay window to front, radiator. Currently utilised as a children's playroom/second sitting room, offering flexible additional reception space.

KITCHEN: 11'11" x 11'03" PVC double glazed window to rear, obscure PVC double glazed door to side. Fitted with a sink and drainer set into roll top work surfaces with matching base and wall units and drawers. Space for American style fridge freezer, dishwasher, washing machine and tumble dryer. Space for range style cooker with extractor hood over, central island providing additional preparation space, and laminate flooring.

GUEST WC: Obscure PVC double glazed window to side, low flushing WC, hand wash basin with tiled splashback.

LANDING: Loft access point, door to separate WC and further doors leading to:

BEDROOM ONE: 13'00" x 11'01" PVC double glazed window to rear, radiator, two fitted wardrobes.

BEDROOM TWO: 10'10" x 9'07" PVC double glazed window to front, radiator, built in storage cupboard and fitted wardrobe.

BEDROOM THREE: 11'01" x 5'11" PVC double glazed window to rear, radiator.

FAMILY BATHROOM: Obscure PVC double glazed window to front. White suite comprising panelled bath with shower over and glass side screen, hand wash basin, tiled surround and chrome effect ladder style radiator.

SEPARATE WC: Obscure PVC double glazed window to side, low flushing WC, tiled walls and surround.

REAR GARDEN: Paved patio area ideal for seating and entertaining, leading via a brick wall opening onto a lawned garden with well stocked border to one side and a variety of bushes and trees to the other side and rear, providing a good degree of privacy. Timber shed to the rear and additional astro turf seating area.

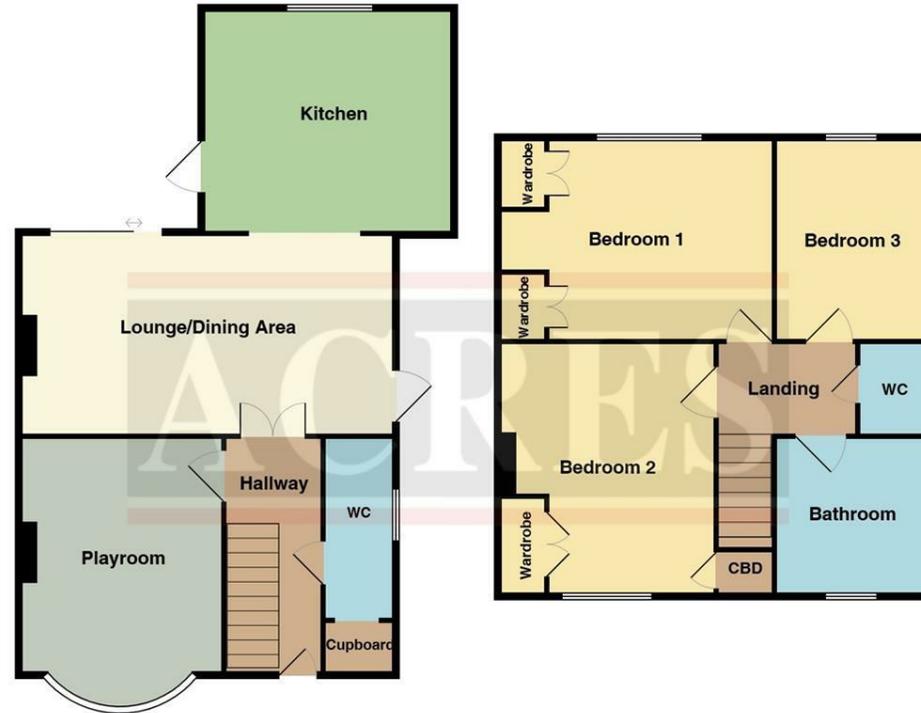


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.