

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A wonderful detached residence that has a very large extension to side and rear
- * Enclosed porch and entrance hall
- * Generous family lounge with double doors out to a dining room
- * Very large comprehensively fitted kitchen with integral appliances
- * Sitting room and guests bathroom (en-suite)
- * Five double bedrooms
- * Two en-suite shower rooms (four bathrooms in total)
- * Large family bathroom
- * Fore garden with multiple parking space
- * Rear garden with lawn and patio



30 Birch Croft Road, Sutton Coldfield, B75 6BP – Offers in the region of £650,000

Acres are proud to offer for sale this incredible extended property perfectly located in the centre of Sutton Coldfield close to so many amenities. The interiors are beautifully presented throughout and include the following an enclosed porch, entrance hall, generous family lounge with double doors leading to an excellent dining room and very large fitted kitchen with integral appliances and central island, utility room, laundry room and store room. There is also a large sitting room (possible 6th bedroom) and a guests bathroom or en-suite. To the first floor is a Master bedroom with fitted wardrobes and door into the main bathroom. bedroom two and three both with en-suite shower rooms plus two further double bedrooms. The family bathroom is a very good size and includes a white panelled bath and large shower cubicle. So there are five double bedrooms to the first floor and potentially a sixth on the ground. Outside is a deep fore garden offering multiple parking space and to the rear is an excellent garden with patio and lawn. Viewing should be considered a priority to appreciate the space and quality on offer.

Access is via: A large fore garden with multiple parking space and access to:

ENCLOSED PORCH Having double glazed windows and door leading to a reception door and double glazed vertical panel to side into:

HALLWAY A superb welcoming entrance with coving and spotlights to ceiling, radiator, turning staircase, timber effect floor, doors into understairs storage, lounge, kitchen, sitting room (bedroom 6), guest bathroom

LOUNGE 18'8" x 12'00" max 10'4" min Having a double glazed window to front, coving to ceiling, radiator and double doors into:

DINING ROOM 12'11" x 12'1" max 8'8" min Having double glazed double doors with vertical double glazed panels to either side, radiator, timber effect floor, door into:

KITCHEN 17'7" x 15'5" min 17'3" max A wonderful family sized kitchen with a comprehensive range of units including drawer, base and eye level white gloss units, integrated full height fridge and freezer, a further single fridge and freezer, dishwasher, fitted island with storage and two breakfast bars, work surfaces and tiling to splash backs, over unit lighting, fitted range cooker with extractor overhead, radiator, spotlights to ceiling, stainless steel one and half bowl sink and drainer, timber effect floor and door into:

UTILITY 6'2" x 5'7" Having white high gloss base and wall units, work surface, tiling to splash back, timber effect floor, door into:

LAUNDRY Space and plumbing for washing machine, space for dryer, stainless steel one and a half bowl sink and drainer with unit below, work surface, tiling to splash back, wall mounted gas central heating boiler, timber effect floor, double glazed door to front, door into:

STORAGE CUPBOARD Having a double glazed window to rear, shelving

SITTING ROOM 17'5" x 9'00" max Having a double glazed window to front, radiator

GUEST BATHROOM Having a white suite with panelled bath and electric shower over, shower screen, wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, tiling to part walls, double glazed patterned window, spotlights to ceiling, extract fan

FIRST FLOOR LANDING Access to loft, radiator, and doors into:

MASTER BEDROOM 14'4" max to doorwell 12'00" min x 11'8" Having double glazed window to front, spotlights to ceiling, radiator, treble wardrobe and door into jack and jill bathroom

BEDROOM TWO (SUITE) 12'00" x 8'00" max 7'10" min

BEDROOM Having double glazed patterned window, spotlights to ceiling, door into:

ENSUITE Having self contained shower cubicle, over head shower and rinser, wash hand basin, close coupled WC, tiling to walls, spotlights to ceiling, chrome ladder style radiator/towel rail

BEDROOM THREE 9'00" x 10'10" max 9'3" min Having a double glazed window to rear, timber effect floor and door into:

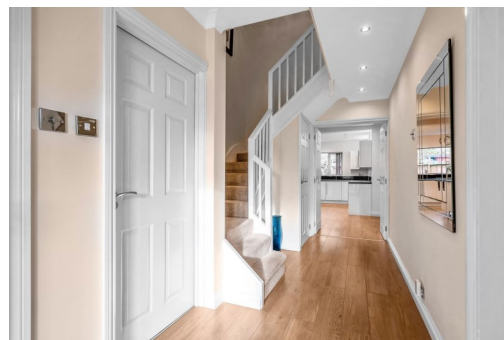
ENSUITE Having a self contained shower cubicle, electric shower, wash hand basin, close coupled WC, tiling to part walls, chrome ladder style radiator/towel rail

BEDROOM FOUR 11'5" min 14'00" max into wardrobe x 9'00" Having a double glazed window to rear, timber effect floor, mirror front wardrobes

BEDROOM FIVE 10'6" max 7'2" min x 6'4" min 16'2" max Having two double glazed windows to front, spotlights to ceiling, timber effect floor

BATHROOM A very spacious bathroom with a white suite including panelled bath with shower attachment, wash hand basin set into a vanity unit, large self contained shower cubicle with overhead shower and rinser, close coupled WC, double glazed window, stylish tiling with decorative border to part walls, chrome ladder style radiator/towel rail and door into master bedroom

REAR GARDEN Stone chipped patio leading to lawn, planted borders, garden shed



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



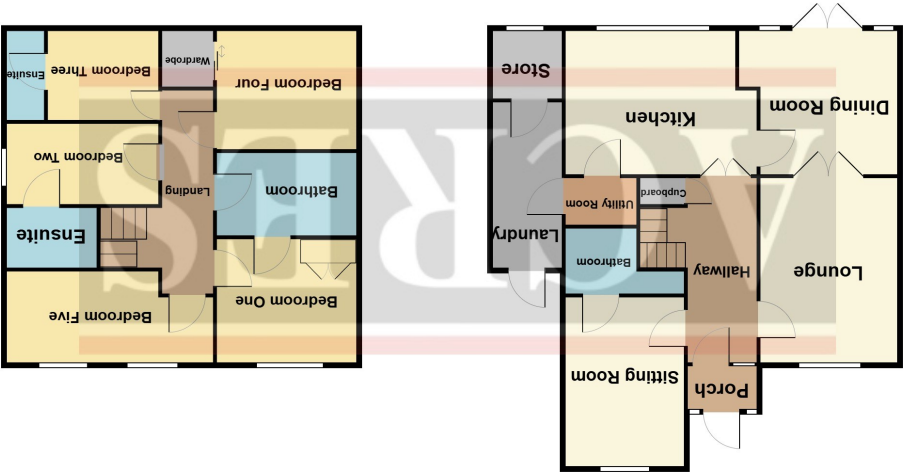
Score	Energy rating	Current	Potential
92+	A	71 C	80 C
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
As per sales particulars.
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.