

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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www.acres.co.uk

- Beautifully presented semi detached family home
- Extended
- Three bedrooms
- Open plan kitchen diner
- One bathroom & Downstairs shower room
- Two reception rooms
- Sought after location
- Close to local schools and amenities



**DENHOLM ROAD, SUTTON COLDFIELD, B73 6PL - OFFERS IN THE REGION OF
£465 000**

This beautifully composed and extended, three-bedroomed, semi-detached family home is situated in a highly sought-after location in Sutton Coldfield, offering an enviable combination of convenience and lifestyle. Within walking distance to the expansive Sutton Park and its vast, natural habitat, the property provides the perfect opportunity to enjoy nature and outdoor activities. The home is ideally positioned for families, with access to excellent educational opportunities for all ages, ensuring a strong foundation for learning. Local amenities and facilities are plentiful, with Boldmere High Street offering an array of independent shops, cafes, and restaurants, while the popular Princess Alice Retail Park provides additional shopping convenience. Transport links are exceptional, with readily available bus services on Jockey Road, granting ease of access to surrounding towns and Birmingham city centre. This property truly offers the best of suburban living with the benefit of urban connectivity, making it a perfect choice for families seeking space, quality, and accessibility. Benefitting from gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall with internal doors opening into a cosy living room with stunning views of the garden, dining room with bay window to front, a superb extended open plan breakfast kitchen diner having an converted utility to fore and an recently refurbished downstairs shower room. To the first floor, three well proportioned, double bedrooms are provided with the master and second boasting fitted wardrobes, all rooms are serviced by a family bathroom. Externally, a multivehicular block paved drive leads to the home, to the rear, renewed paving advances to lawn and a timber built shed. To fully appreciate the home on offer, we highly recommend internal inspection. EPC rating D, Council tax band D.

PORCH: Light ceiling point, laminate flooring throughout, front door leading to

HALLWAY: Light ceiling point, radiator, carpeted throughout, storage cupboard

LIVING ROOM 15'04 into bay x 11'00": Light ceiling point, large window, radiator, fireplace area

DINING ROOM 15'07" into bay x 11'00": Light ceiling point, bay window to front, radiator, gas marble feature fireplace

EXTENDED OPEN PLAN KITCHEN DINING AREA 19'01" max x 14'04" max: Laminate flooring throughout, bi-folding doors to garden, spotlights throughout, Breakfast Island with units' underneath, two radiators, wall and base units, sink with window to rear, tiled splashback area, built in dishwasher, gas hob with extractor fan, built in oven, microwave, built in full size fridge and full size freezer, two radiators

UTILITY AREA: Spotlights throughout, space for washer and tumble dryer, boiler, laminate flooring throughout

DOWNSTAIRS SHOWER ROOM 7'05" x 4'06": Tiled to top, spotlights, walk in shower, towel radiator, toilet with back basin and sink with built in units below

LANDING: Window to side, loft access which is insulated

BEDROOM ONE 15'05" into bay x 9'01": Light ceiling point, window to rear radiator built in wardrobes

BEDROOM TWO 15'07" into bay x 9'00": Light ceiling point, bay window to front, radiator, built in wardrobes

BEDROOM THREE 11'00 max x 8'03": Light ceiling point, window to front, radiator, storage cupboard

BATHROOM 8'10" x 6'04" : Laminate flooring throughout, bath, tiled, window to rear, sink with unit underneath, towel radiator, spotlights throughout, shower cubicle

OUTSIDE: Paved area, grass area, either side you have flowers and shrubs and side access



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)

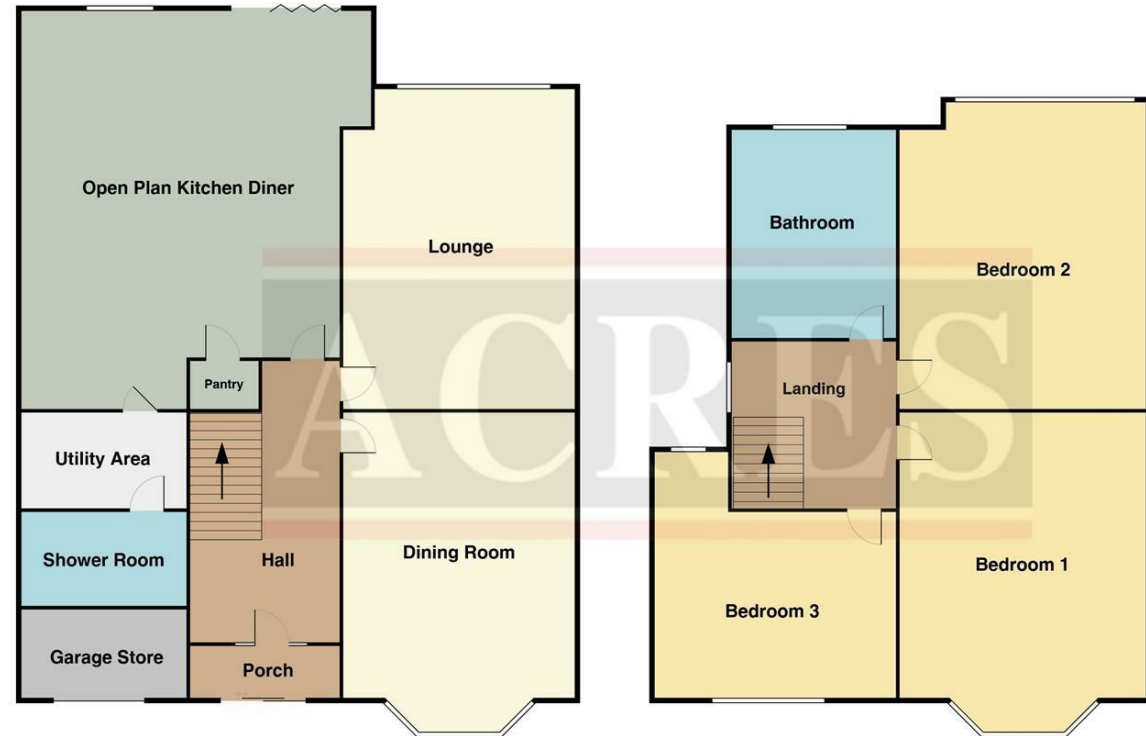
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Denholm Road, Sutton Coldfield



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.