



- This is a wonderful detached residence located on a well regarded road
- Entrance hall and guests cloakroom
- Sitting room and extended family lounge
- Beautiful extended dining kitchen and separate utility
- Four double bedrooms
- Two en-suites, walk in wardrobe and family bathroom
- Deep fore garden offering multiple parking space
- Very large mature rear garden
- Elegant and spacious interiors throughout
- Viewing should be considered a priority



**BOULTBEE ROAD, SUTTON COLDFIELD, B72 1DW - OFFERS AROUND £800,000**

Situated on the desirable Boulton Road in Wylde Green, Sutton Coldfield, this superb executive-style, freehold detached house offers an exceptional living experience for families and professionals alike. With an impressive layout, the property boasts the following a lovely welcoming entrance hallway, guests cloakroom, sitting room with double doors to an extended lounge with fabulous views across the garden. The heart of the home is undoubtedly the superb extended dining kitchen, which is both stylish and functional, making it ideal for family meals and gatherings. A separate utility room adds to the convenience. This remarkable property features four well-proportioned bedrooms, two of which benefit from en-suite bathrooms, and one has a walk in wardrobe. providing a touch of luxury and privacy plus a modern family bathroom with white suite. Outside is a very deep fore garden offering multiple parking space and access to garage front and to the rear is the very large garden, offering a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. In summary, this detached house on Boulton Road is a rare find, combining elegance, space, and modern living in a sought-after location. It is an ideal choice for those seeking a comfortable and stylish family home. Council tax band G and EPC rating D.

Access is via a paved fore garden offering multiple parking and access to garage front

**ENCLOSED PORCH** Double glazed door with double glazed panels above and to the sides leading to a double glazed reception door into

**HALLWAY** Coving to ceiling, radiator with decorative cover, timber floor, newel and balustrade staircase to first floor, doors into lounge, sitting room and kitchen

**GUEST CLOAKROOM** White close coupled WC wash hand basin vanity unit, double glazed patterned window, double doors to under stairs storage, timber floor

**SITTING ROOM** 14'00" max into bay 12'00" min 13'5" A large second reception room, double glazed leaded light bay window to front, coving to ceiling, minster style fire surround, radiator, timber floor

**LOUNGE** 16'9" max x 13'8" max A lovely extended lounge with double glazed window system to rear including double doors to garden coving to ceiling, minster style fire surround, living flame effect fire, timber floor, double opening entertaining doors to sitting room, double doors to kitchen, radiator

**DINING KITCHEN** 20'10" x 14'8" max An incredibly stylish family sized dining kitchen with a comprehensive range of two toned high gloss grey units, including drawer, base and eye level cupboards, range style cooker with glazed splash back and extractor hood over, further fitted oven and microwave, space for American style fridge freezer, integrated dish washer, timber work surfaces and glazed up stands, one and half bowl sink and drainer, island with Quartz work surface and storage below, double glazed window and double glazed double doors to garden, space for dining table and chairs, radiator tiled floor and door to

**UTILITY** 9'00" X 5'6" High gloss grey toned units to include base, eye level and larder styled cupboards, space and plumbing for washing machine, stainless steel laundry sink, quartz work surface, double glazed patterned window, tiled floor

**GARAGE** (please check the suitability of this garage for your own vehicle) 15'10" x 12'00" Double doors to front, light, wall mounted gas central heating boiler

**FIRST FLOOR LANDING** An excellent landing space, double glazed widow to front, coving to ceiling , radiator

#### **MASTER BEDROOM SUITE**

**BEDROOM** 12'4" max into bay 10'1" min x 11'10" max into wardrobes 10'1" min to wardrobe front (plus door well) Double glazed bay window to rear, radiator, modern style fitted wardrobes to one side, radiator

**ENSUITE** Double sized shower cubicle, wash hand basin, close coupled WC, stylish tiling to walls and floor, chrome ladder style radiator/towel rail, double glazed patterned window, spotlights to ceiling

**BEDROOM TWO** 11'5" x 12'4" Double glazed bay window with deep display sill, coving to ceiling radiator, double doors to walk in wardrobe, door into

**ENSUITE** Double sized shower cubicle, was hand basin, close coupled WC, tiling to walls and floor, double glazed patterned window, radiator, spotlights to ceiling

**BEDROOM THREE** 14'3" max into bay 12'00" x 13'5" Double glazed bay to front, radiator, coving to ceiling

**BEDROOM FOUR** 9'3" x 10'5" Double glazed window to rear coving to ceiling, radiator

**BATHROOM** Having a white suite with a P shaped bath with shower above and glazed screen, wash hand basin set into a vanity unit, chrome ladder style radiator/towel rail, double glazed patterned window, tiling to walls and floor, spotlights to ceiling

**REAR GARDEN** This garden compliments the house perfectly, it is very generous in size and includes a large patio to fore, very large lawn with mature trees and shrubs plus a raised fish pond

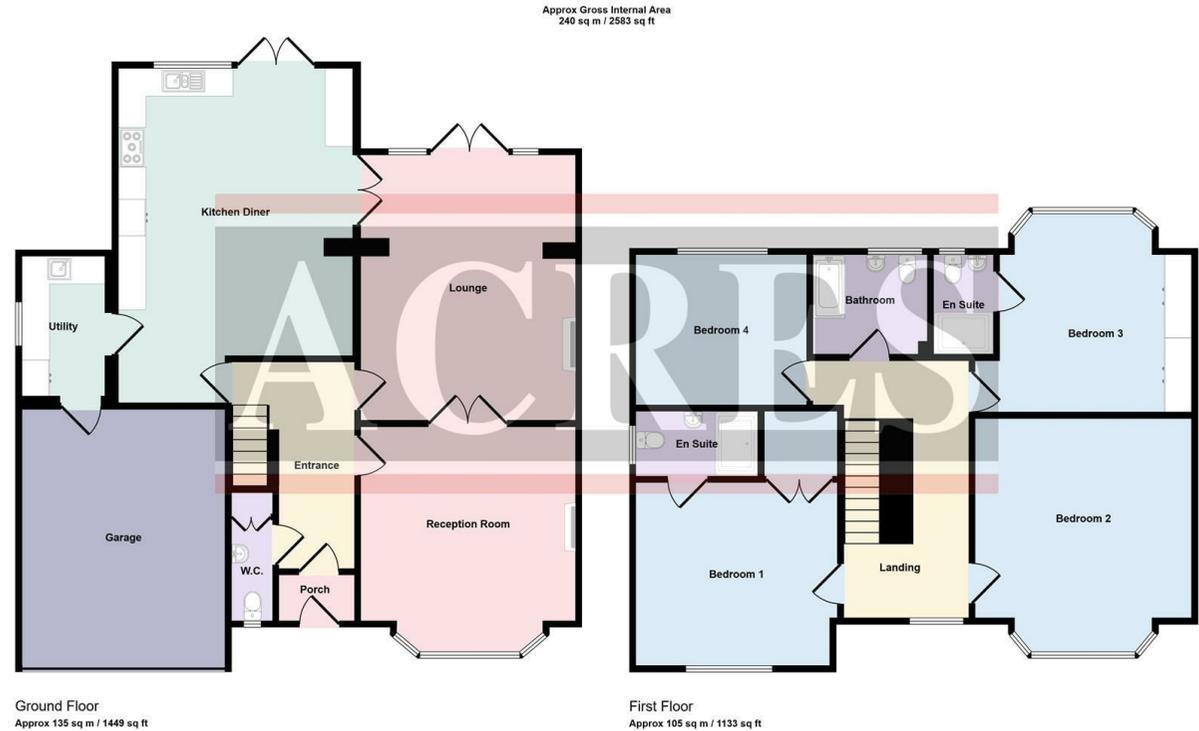


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** G

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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