



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1LY
OFFERS OVER £750,000



Nestled in the highly sought-after, central location of Sutton Coldfield, this delightful, most attractive traditional detached property offers an excellent opportunity to acquire a truly aspirational family home. Meticulously maintained and finished to an uncompromisingly standard, the property seamlessly blends contemporary living, and style with classic elegance, promising a lifestyle of comfort and sophistication.

Step inside to discover a welcoming, spacious interior, tastefully decorated in neutral tones. The ground floor impresses with a series of well-proportioned reception rooms, ideal for both formal entertaining and relaxed family living.

The welcoming reception hall opens to an attractive lounge, perfect for unwinding. Adjacent to this you will find a spacious dining room providing an elegant setting for dinner parties and family meals. For those requiring a dedicated workspace, there is of course a study which offers a quiet retreat.

The heart of property is undoubtedly the superb, extended dining kitchen, seamlessly combining a family room with bifold doors to the garden. This magnificent open-plan space is a culinary delight, featuring integrated appliances, a central island unit, ample storage, and stylish work surfaces, all flowing effortlessly into a comfortable family area – perfect for daily gatherings. A bright guest WC, and utility room complete the ground floor.

Ascending to the first floor, you are greeted by an impressive landing and array of sleeping accommodation. The property boasts five bedrooms, four being generous doubles, the master suite featuring a dressing area and contemporary en-suite. The family bathroom is well-appointed reflecting the home's overall commitment to space, ease of living and quality.

A private garden, meticulously maintained provides an outdoor haven. A particular highlight is the wide rear garden room, offering a versatile space that can potentially be enjoyed year-round, whether as a summer house, an additional home office or a gym. The exterior of the property is as well-presented as the interior, with a neat driveway providing ample parking.

Situated in the heart of Sutton Coldfield, the property offers unparalleled access to a wealth of local amenities including well regarding schooling, excellent public transport, Sutton Park and being within walking distance of Sutton Coldfield town centre with its arrays of shops and restaurants. Viewing is highly recommended to fully appreciate the calibre, space and scope of this exceptional family home which of course offers gas central heating and PVC double glazing.

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



28 Beeches Walk, Sutton Coldfield, West Midlands, B73 6HN

Tel: 0121 321 2101 Email: suttoncoldfield@acres.co.uk



WIDE RECESS PORCH: Period style front door with obscure glazed inset to

WELCOMING RECEPTION HALL: Oak block parquet floor, radiator, fireplace surround with mantle, deep understairs storage/cloaks cupboard with obscure window to front

GUEST CLOAKROOM/WC: Obscure leaded light glazed window to side with coloured glass inset, white bowl wash hand basin set onto vanity wash hand basin set onto base unit, radiator, low flushing Wc

ATTRACTIVE LOUNGE: 18'2" max 15'0 min x 12'4" Pvc double glazed bay window to front, radiator, marble Louis style fireplace having slate hearth , central coal effect living flame stove styled gas fire, feature cornicing to ceiling

DINING ROOM: 14'12" x 12'4" Double glazed bi-fold doors to rear, fireplace recess, tall contemporary radiator

STUDY/DEN: 7'10" x 5'7" plus door recess. Pvc double glazed window to side, radiator

FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM: 27'3" max 16'2" min 18'10" max 12'10"

FAMILY SITTING AREA: Wide double glazed bi-fold doors to side, space for sofa being open plan to

DINING AREA: wide double glazed bi-fold doors to rear, tall contemporary radiator, space for dining table

FITTED BREAKFAST KITCHEN: Double glazed window to side, central wide island unit having marble top, two space breakfast bar, fitted base units and wine fridge, one and half bowl sink unit set into sweeping wooden work tops having upstands, there are a range of fitted units to both base and wall level including drawers, integrated dishwasher and fridge, stainless steel elevated oven having separate grill and microwave over, stainless steel gas hob with extractor canopy over, tall contemporary radiator. Dresser unit having wall and base units.

WALK IN PANTRY: fitted shelving, space for American style fridge freezer

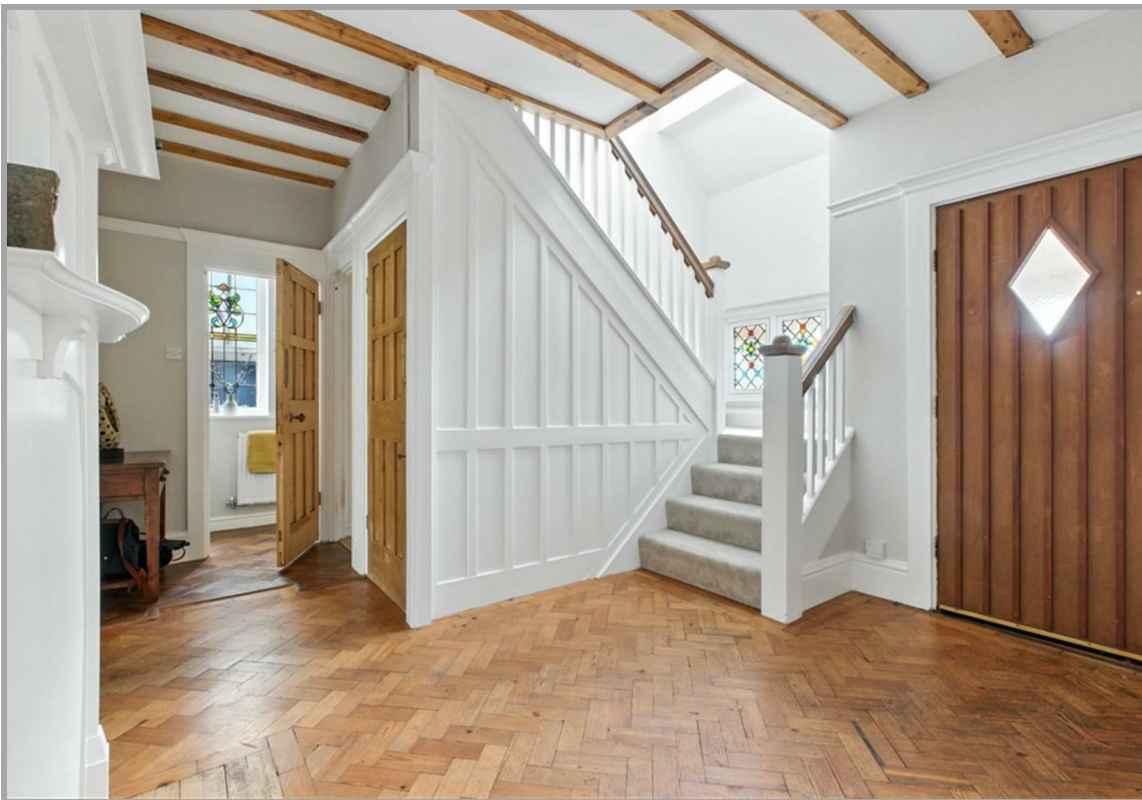
UTILITY ROOM: Part double glazed Pvc door to side, single drainer sink unit set into wooden work tops having fitted wall and base units, recess for washing machine

RETURN STAIRS TO LANDING: Pvc double glazed obscure window to front having coloured glass insets, period style radiator, deep linen/storage cupboard



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any
prospective purchaser's solicitor.
Council Tax Band: F Council:





MASTER BEDROOM: 18'1" into door recess x 11'6" min x 16'10" max x 13'6" min Pvc double glazed window to rear, period style radiator,

DRESSING AREA three double built in wardrobes

EN-SUITE SHOWER ROOM: Well-appointed white suite comprising large shower cubicle with glazed splash screen, wall hung vanity wash hand basin having base unit beneath, low flushing Wc, complementary tiled splash backs and floor, ladder style radiator

BEDROOM TWO: 14'0 x 12'6" max 10'4" min Pvc double glazed window to rear, period style radiator, double and single fitted wardrobes

BEDROOM THREE: 15'0 x 12'4" max 10'4" min Pvc double glazed window to front, three double fitted wardrobes, period style radiator

BEDROOM FOUR: 15'5" max 12'3" min 9'0 max 8'1" min Pvc double glazed window to rear, double glazed and velux window having remote controlled electric blind, radiator

BEDROOM FIVE: 13'0 x 5'10" Pvc double glazed window to side, period style radiator

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising bath having shower over and side splash screen, his and hers bowl wash hand basins set on to wall hung cabinet having twin double base units, low flushing Wc, ladder style radiator, complementary tiling to floors and splash backs

OUTSIDE: Paved patio area to side and rear to lawned garden having side private hedging path and pathway leading to

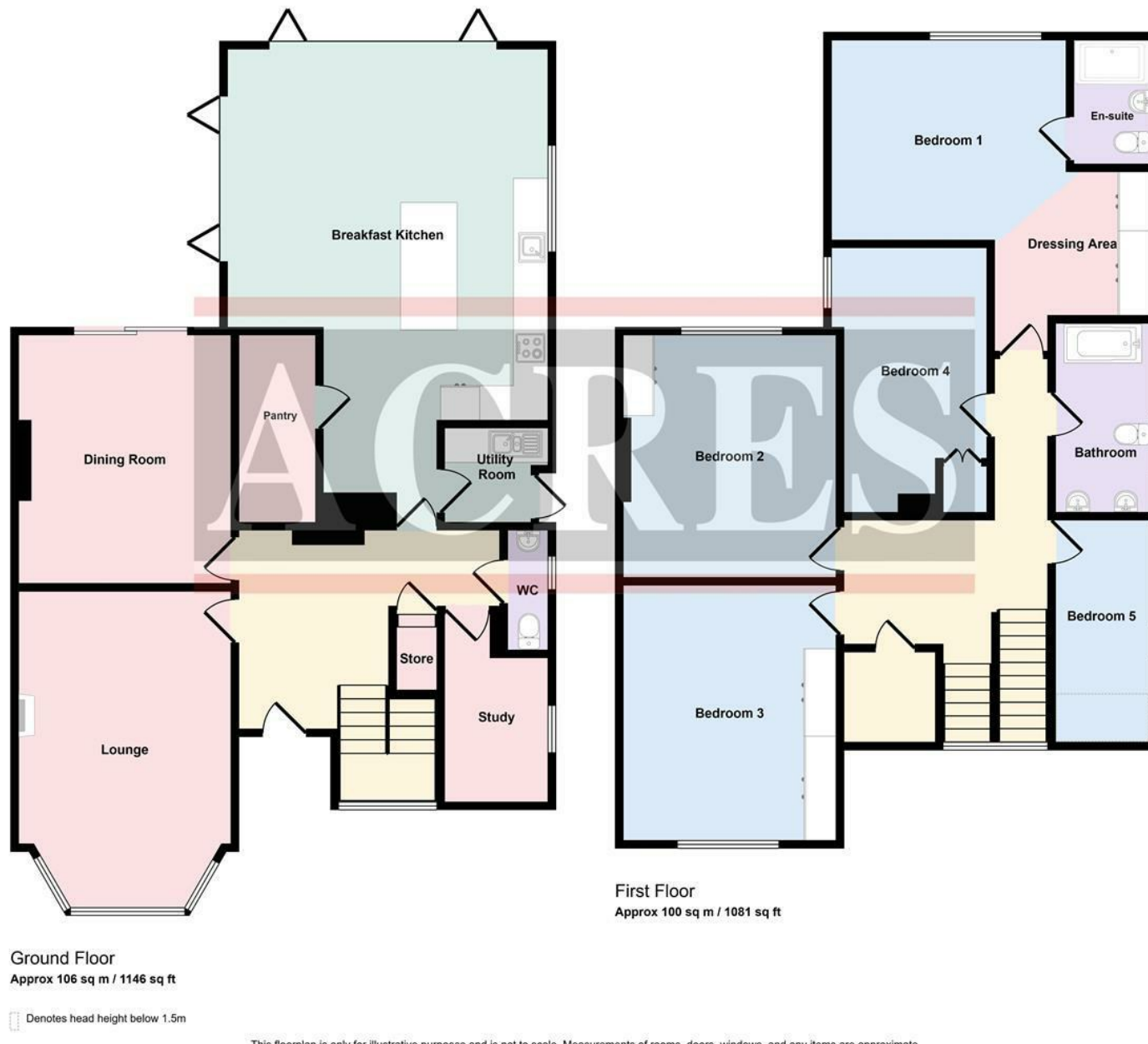
REAR SUMMER HOUSE/DEN: 20'0 x 8'0 Windows and doors to garden



28 Beeches Walk, Sutton Coldfield, West Midlands, B73 6HN

**Tel: 0121 321 2101 Email: suttoncoldfield@acres.co.uk
www.acres.co.uk**





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

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.