

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk

- Four good bedrooms.
- Two ensuite shower rooms.
- Well appointed feature family bathroom.
- Attractive spacious lounge.
- Dining room.
- Home office / playroom.
- Enlarged comprehensively fitted breakfast kitchen with appliances.
- Guest WC & utility room.
- Garage.
- Open aspects to fore.



**SHIFRALL WAY, SUTTON COLDFIELD, B75 7JR - OFFERS AROUND £580,000**

This delightful, well presented and much improved, deceptively spacious three story freehold detached family home, is set in a prime central location adjacent to open fields to fore. Complimented by gas central heating and PVC double glazing, both where specified. The property has undergone alterations and improvements to provide a delightful, thoughtfully designed family home of which to fully appreciate its true proportions and presentation we highly recommend an inspection. Briefly comprising, welcoming reception hall spacious lounge, separate dining room, home office / playroom, enlarged fitted breakfast kitchen with integrated appliances, utility room and guest WC. To the first floor there are three double bedrooms together with a well appointed ensuite shower room and superb feature family bathroom, both provided with white suites. A substantial master bedroom suite is set to the second floor, having fitted Wardrobes and walk in wardrobe together with white ensuite shower room. The property has side garage and low maintenance rear garden. Set back from the roadway behind a lawned garden with pathway, there is off-road parking access to the property via :

**CANOPY PORCH:** Opening to: RECEPTION HALL: Double radiator, tiled floor.

**HOME OFFICE:** 9'1" x 8' PVC double glazed window to front with fitted shutters, double radiator, fitted base unit and shelving with storage cupboard, tiled floor.

**ATTRACTIVE LOUNGE:** 17'9" max / 16'1" min x 12'0" PVC double glazed bay window to fore, Minster-styled fire surround with hearth and mantel and central inset coal-effect living flame gas fire, two double radiators, tiled floor.

**DINING ROOM:** 14'9" max / 12'0" min x 8'7" PVC double glazed bay window to rear with central double glazed French doors, double radiator, tiled floor.

**FITTED BREAKFAST KITCHEN:** 23'6" max / 14'3" min x 12'0" max / 9'0" min PVC double glazed window to rear, one and a half bowl sink unit set into sweeping black granite work surfaces with upstands, a comprehensive range of gloss fitted units to both base and wall level including glazed display, integrated dishwasher, twin fridges and freezers, elevated stainless steel oven with separate microwave, matching gas hob with extractor over, space for breakfast table, double radiator, tiled floor.

**UTILITY ROOM:** 8'9" x 4'10" PVC double glazed window to rear, single drainer sink unit with base unit beneath, recesses for appliances, black granite work surfaces with upstands, radiator, tiled floor.

**GUEST CLOAKROOM:** White low flushing WC with matching vanity wash hand basin, radiator, tiled floor and splashbacks.

**STAIRS TO LANDING:** PVC double glazed window to side, radiator.

**BEDROOM TWO:** 16'1" x 12'4" max / 10'2" min PVC double glazed window to front, double radiator, two double fitted wardrobes.

**EN SUITE SHOWER ROOM:** PVC double glazed obscure window to side, matching well appointed white suite comprising shower cubicle, vanity wash hand basin set into marble top with base unit beneath, low flushing WC, double radiator, tiled floor and splashbacks.

**BEDROOM THREE:** 13'6" x 9'0" PVC double glazed window to rear, radiator.

**BEDROOM FOUR:** 13'7" x 9'6" PVC double glazed window to front, radiator.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, matching well appointed white suite comprising freestanding feature bath, vanity wash hand basin with base unit beneath, low flushing WC, enclosed separate shower cubicle with glazed splash screen, feature contemporary radiator, tiled floor and splashbacks.

**STAIRS TO LANDING:** PVC double glazed window to side, radiator.

**BEDROOM ONE:** 19'4" max / 17'7" min x 16'4" PVC double glazed window to front with further double glazed windows to rear, two radiators, four double fitted wardrobes, over-bed storage cupboards. WALK-IN WARDROBE: Radiator, fitted shelf with hanging rail. Linen cupboard off.

**EN SUITE SHOWER ROOM:** PVC double glazed window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing WC, tiled floor and splashbacks, radiator.

**GARAGE:** 18'6" x 7'4" (Please check the suitability of the garage for your own vehicle)

**OUTSIDE:** Large paved patio area leading to a lawned-style garden with AstroTurf, flanked by borders with shrubs and bushes, timber fencing.



**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 :** F                      **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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(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	



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.

