



*Birmingham Road, Sutton Coldfield, B72 1DD*

OFFERS AROUND - £700,000



Perfectly positioned in one of Wylde Green's most sought-after residential locations, this exceptional semi detached, freehold family home enjoys the best of both convenience and community living. Just a short walk from the vibrant Wylde Green shopping parade with its mix of independent retailers, cafés and everyday essentials.

The property also benefits from excellent transport links including both Wylde Green and Chester Road train stations, providing swift connections into Birmingham and beyond. Highly regarded local schools, beautiful parks, and a wealth of amenities are all within easy reach, making this an enviable setting for families who value accessibility, quality schooling and a welcoming neighbourhood atmosphere.

Immaculately presented and thoughtfully extended, this distinguished residence offers a superb blend of character charm and luxurious modern living across three generous floors. The home boasts two elegant reception rooms, including a refined bay fronted dining room and a beautifully appointed lounge with a feature log burner. To the rear, the outstanding open-plan kitchen/dining/family room forms the true heart of the home complete with a quartz topped island, integrated appliances, Slide and stack doors flooding the space with natural light. Additional versatility is provided through a dedicated playroom or den, utility room and contemporary ground floor shower room. Upstairs features four well proportioned bedrooms and a family bathroom, while the top floor hosts an impressive principal bedroom with private en-suite.

Outside, the generous garden offers multi-level decking, lawned areas and a further enclosed section, providing an ideal haven for entertaining, relaxing or family playtime.

Set behind a block paved driveway providing parking for multiple vehicles and framed by mature shrubs and planting, this impressive property seamlessly blends character features with modern upgrades, making it an ideal home for growing families.



Acres, 28 Beeches Walk, Sutton Coldfield, B73 6HN  
Contact : 0121 321 2101 [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk)





**PORCH:** PVC double glazed door and matching window to front, and tiled flooring.

**HALLWAY:** Original single glazed part stain glass door and windows, stairs to first floor landing and doors leading to:

**DINING ROOM:** 17'00" into bay x 12'04" max / 11'02" min PVC double glazed bay window to front, radiator, and ample space for freestanding dining room furniture.

**LOUNGE:** 17'07" into window max / 14'11" min x 12'04" max / 10'10" min PVC double glazed half bay window to rear, radiator, and a charming log burner set on a tiled hearth with wooden beam above.

**OPEN PLAN KITCHEN/ DINING/ FAMILY AREA:** 22'03" x 16'08" A stunning extended space featuring PVC double glazed slide and stack doors to rear and side , PVC double glazed atrium, sink set within a quartz island with inset drainer grooves, wooden style breakfast bar, integrated dishwasher and bins, matching base and wall units with drawers, space for range style oven with extractor hood, space for American style fridge freezer and underfloor heating with tiled flooring. Part obscure PVC double glazed door to:

**UTILITY ROOM:** 19'11" x 4'11" Part obscure PVC double glazed doors to rear and front, stainless steel sink and drainer set into wood effect work surfaces, matching wall and base units, tiled splashbacks, tiled flooring, electric heater and space for washing machine and tumble dryer.

**PLAYROOM/ DEN:** 12'00" x 6'08" PVC double glazed window to front and radiator.

**DOWNSTAIRS SHOWER ROOM:** Obscure PVC double glazed window to side, modern suite with enclosed shower, low flushing WC, floating vanity unit with hand wash basin, tiled surround, tile effect flooring and ladder style radiator.

**FIRST FLOOR LANDING:** PVC double glazed window to front with stained glass border, radiator, door to under eaves storage, stairs to second floor and doors leading to:



**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.





**BEDROOM TWO:** 17'09" x 10'06" PVC double glazed bay window to front, radiator and quadruple fitted wardrobes.

**BEDROOM THREE:** 14'11" x 11'05" PVC double glazed window to rear, feature fireplace and two sets of fitted wardrobes.

**BEDROOM FOUR:** 8'06" x 7'04" min / 11'06" max PVC double glazed window to rear, feature fireplace and radiator.

**BEDROOM FIVE:** 11'04" x 8'02" PVC double glazed window to rear and radiator.

**FAMILY BATHROOM:** Two obscure PVC double glazed windows to side, contemporary suite with enclosed shower, corner jacuzzi style bath, low flushing WC, hand-wash basin, half-tiled surround, tiled flooring and chrome ladder-style radiator.

**SECOND FLOOR LANDING:** Door to storage cupboard and door to:

**MASTER BEDROOM:** 14'08" max / 10'10" min x 12'05" PVC double glazed window to rear, radiator and door to storage space into eaves.

**EN-SUITE:** Contemporary white suite with corner shower, low flushing WC, hand wash basin, obscure PVC double glazed window to rear, chrome ladder-style radiator and half tiled surround.

#### OUTSIDE:

**GARDEN:** A generous family garden featuring side and rear decking on three levels providing excellent seating and entertaining space, a lawned area bordered by mature shrubs and bushes, and a further fenced section to the rear with sheds and planting, ideal as an allotment space or dedicated children's play area.



Council Tax Band: E



shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

We have not tested any apparatus, fixtures, 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 alternatively, we will be pleased to check the information for you.

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,

