

# ACRES

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- Well presented, semi detached family home in a highly sought after residential location
- Spacious accommodation arranged over three floors
- Driveway and garage store
- Two generous reception rooms
- Superb extended breakfast kitchen
- Utility room, and WC
- Four well proportioned bedrooms
- Family bathroom, separate WC and further shower room
- Falls within highly regarded primary and secondary school catchments."
- Internal viewing is highly recommended.



**MANEY HILL RD, SUTTON COLDFIELD, B72 1JT - OFFERS AROUND £475,000**

This well presented semi detached property is ideally positioned within a highly sought-after residential location, close to a variety of excellent amenities, Local shops, reputable schools, convenient transport links and green open spaces are all within easy reach, making this an appealing setting for families and commuters alike. The area is known for its welcoming community feel and its easy access to surrounding towns and facilities.

The property itself offers generous accommodation arranged over three floors, benefiting from gas central heating and PVC double glazing where specified. The interiors are spacious and versatile, featuring multiple reception rooms, a superb breakfast kitchen, useful utility space and well proportioned bedrooms, all complemented by a well maintained rear garden. Accessed via a tarmac driveway with lawned fore garden and steps leading to:

**PORCH:** PVC double glazed door to front set in arch style frame leading into:

**HALL:** Part obscure PVC double glazed door with obscure side window panels, radiator, stairs to first floor landing, and further doors leading to:

**LOUNGE:** 12.05 max / 10.10 min × 11.00 max / 9.09 min PVC double glazed bay window to front, radiator with cover, space for freestanding furniture.

**DINING ROOM:** 10.11 max / 9.10 min × 11.10 min Inset sliding doors from lounge, PVC double glazed French doors to rear with two PVC double glazed side windows, space for dining furniture, laminate flooring throughout.

**BREAKFAST KITCHEN:** 13.05 max / 11.02 min × 10.01 min / 15.08 max PVC double glazed box bay window to rear, 1.5 bowl sink and drainer set in marble effect work surfaces and upstands, matching base and wall units and drawers, integrated double oven and hob with extractor, integrated dishwasher, integrated under counter fridge, laminate wood effect flooring. Marble effect island with breakfast bar, open access to breakfast area, further storage, PVC double glazed door to rear, obscure PVC double glazed door to side, door to WC, door to utility room, two skylights.

**UTILITY ROOM:** 9.10 × 6.11 Obscure PVC double glazed window to side, door to garage store, matching base units with marble effect work surfaces, space for washing machine, tumble dryer and further white goods.

**WC:** Obscure PVC double glazed window to side, low flushing WC, hand wash basin in vanity unit, chrome ladder style radiator.

**FIRST FLOOR LANDING:** Obscure PVC double glazed window to side, stairs to second floor and doors to:

**BEDROOM ONE:** 11.00 × 14.05 PVC double glazed bay window to rear, radiator, wood flooring.

**BEDROOM TWO:** 13.02 × 11.00 PVC double glazed window to front, radiator, wood flooring.

**BEDROOM FOUR:** 9.11 max / 4.03 min × 5.07 PVC double glazed window to front, radiator.

**FAMILY BATHROOM:** Obscure PVC double glazed window to rear, panelled bath, hand wash basin, half-tiled surround, door to airing cupboard.

**SEPARATE WC:** Obscure PVC double glazed window to rear, low flushing WC.

**SECOND FLOOR LANDING:** Obscure PVC double glazed window to side, doors leading to:

**BEDROOM THREE:** 15.11 max / 6.11 min × 11.08 max / 8.01 min PVC double glazed window to rear, radiator, fitted wardrobe, door to eaves storage.

**SHOWER ROOM:** Obscure PVC double glazed window to rear, enclosed shower with tiled surround, low flushing WC and hand wash basin.

**REAR GARDEN:** A three tier garden offering excellent outdoor space, featuring two lawned areas, a paved pathway leading from the lower patio seating area up to a slabbed upper terrace. Shrubs and bushes to both sides create a pleasant degree of privacy.



**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 :** D                      **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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(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	



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.

