

# ACRES

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- Four bedrooms, master overlooking open fields to the fore
- Fitted wardrobes & en-suite shower room
- Well-appointed refitted family bathroom
- Spacious through lounge with Minster styled fireplace
- Large rear conservatory & Separate dining room
- Superb refitted kitchen with integrated appliances
- Utility room & guests WC off reception hall
- Full width, fully boarded loft with windows to rear
- Double garage with electric doors, set on a private driveway overlooking open fields
- Generous, secluded rear garden



**THE WOODLANDS, SUTTON COLDFIELD, B75 7HJ - OFFERS AROUND £600,000**

This delightful, well-presented and much improved, imposing, substantial Freehold detached family home is set in a prime, central, well-regarded location, set adjacent to and overlooking open fields to the fore. Complemented by gas central heating and having PVC double glazing (both where specified), the property additionally has an alarm system and is set at the head of a delightful cul-de-sac, amidst properties of a similar style and calibre. Sutton Coldfield provides access to well-regarded schooling and furthermore offers great public transport links including ease of access to local motorways and main roads. An array of shopping facilities, restaurants and cafes are available in both Mere Green and Sutton Coldfield Town Centre, where you additionally will find access to the Cross City Rail line.

An outstanding family home, the accommodation briefly comprises: reception hall, guest cloaks/WC off, generous through lounge with feature Minster fireplace and Baxi open fire, large rear conservatory, dining room, comprehensively refitted kitchen with integrated appliances, utility room. On the first floor there are four bedrooms, the master having an en suite shower room. The property has a well-appointed family bathroom, double garage with remote controlled electric doors and generous secluded rear garden. The property features a large, fully boarded loft being plastered and having Velux windows. There is an integrated music system with speakers and controls to the lounge, dining room, kitchen and master bedroom.

Set back from the roadway behind a tarmac driveway. Access is gained to the property via:

CANOPY PORCH: Part obscure double glazed door to:

RECEPTION HALL: Double radiator, wood laminate flooring.

GUEST CLOAKS/WC: PVC double glazed obscure window to side, matching white suite comprising low flushing WC, wash hand basin, radiator.

SPACIOUS THROUGH LOUNGE: 21'3 max, 19'9 min x 12'1. PVC double glazed square bay window to front, Minster styled fireplace with matching hearth and mantle, having central open baxi real fire, double radiator, double glazed PVC double French doors to:

REAR CONSERVATORY: 12'6 x 12'. PVC double glazed window to side and rear with double glazed double French doors to garden, with two electric roof windows.

DINING ROOM: 11'6 x 9'. PVC double glazed window to rear, radiator.

FITTED KITCHEN: 11'1 x 9' plus door recess. PVC double glazed window to rear, 1.5 bowl sink unit inset into sweeping granite work surfaces with upstands. There are a range of high gloss handleless units to both base and wall level, integrated twin Neff ovens having gas hob above in turn with extractor canopy over, integrated microwave and dishwasher, space for American-style fridge freezer, tall contemporary radiator, tiled floor.

UTILITY ROOM: 5'9 x 5'. Part double glazed door to side, single drainer sink unit having base unit beneath, rolled edge work surfaces having tiled splash backs, radiator, recess for washing machine.

STAIRS TO LANDING: Radiator, linen cupboard, retractable ladder accessing loft.

BEDROOM ONE: 13'7 max, 11'2 min x 12'4 max, 10'3 min. PVC double glazed square bay window to front overlooking an open aspect, double built-in wardrobe, double radiator.

EN SUITE SHOWER ROOM: Double glazed window to front, matching white suite comprising enclosed tiled shower cubicle, vanity wash hand basin having double base unit beneath, low flush WC, radiator, tiled splash backs and half tiled walls.

BEDROOM TWO: 14'5 max, 12'3 min x 8'6. PVC double glazed window to rear, double built-in wardrobe, radiator.

BEDROOM THREE: 8'10 x 8'9. PVC double glazed window to rear, double built-in wardrobe, radiator.

BEDROOM FOUR: 8'6 x 7'3. PVC double glazed window to rear, radiator.

FAMILY BATHROOM: PVC double glazed obscure window to side, matching renewed white suite comprising bath, wide wall-hung vanity wash hand basin with base unit beneath, low flush WC, deep walk-in shower having glazed side splash screen and contemporary panelled walls and floor, chrome ladder-style radiator.

LOFT 1: 18'3 x 12'3, measured at floor level. Three double-glazed Velux windows to rear, loft being fully boarded with wood laminate flooring and having a fitted wall room heater, with further eaves storage cupboard off, sloping ceiling therefore there is some restricted head height under eaves.

LOFT 2: 12'2 x 8'1, being boarded with balustrade handrail and having hanging clothes rails together with shelving.

DOUBLE GARAGE: 18'9 x 18' Two remote-controlled electric garage doors, fitted Belfast sink with hot and cold water supplies, door to side.

REAR GARDEN: Paved patio area with large fitted Jumbrella with fitted lights and heaters, opening to a generous, wide, main-lawn rear garden flanked by borders, having mature, maintained conifers providing privacy, 2x timber shed. Wendy house and bar both have an electric supply

Please note, the vendor of this property is employed by Acres Estate Agency.



**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)

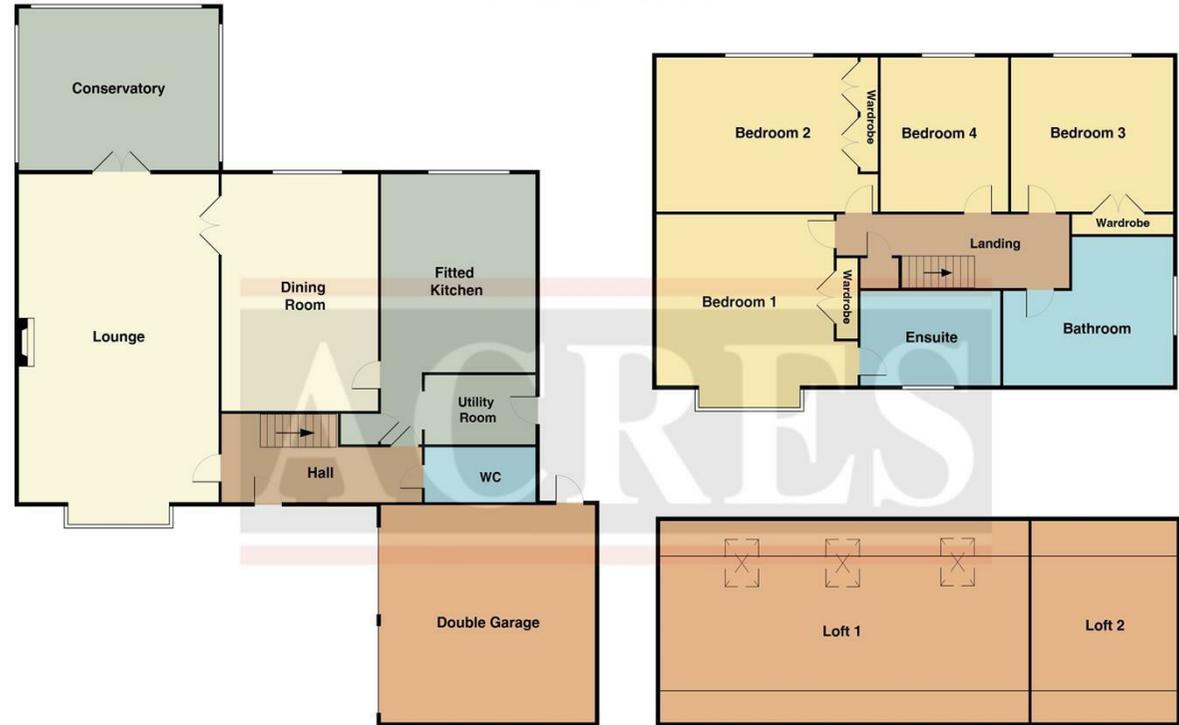
**COUNCIL TAX BAND :** E                      **COUNCIL :**

**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>	76	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	



The Woodlands, Sutton Coldfield



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.

