



- Sought after residential location close to Sutton Park
- Spacious three bedroom family home
- Impressive extended dining room
- Lounge
- Well appointed kitchen
- Separate utility room with internal garage access
- Stylish family bathroom
- Generous rear garden ideal for entertaining
- Internal viewing is highly recommended
- No Chain



**STIRLING ROAD, SUTTON COLDFIELD, B73 6PS - OFFERS AROUND £450,000**

Situated in a highly desirable residential location, this well positioned home benefits from excellent proximity to a range of highly regarded primary and secondary schools, making it an ideal choice for families and is being sold with no chain. The property is also conveniently located close to an array of local shops and everyday amenities, while the stunning Sutton Park offers vast green open spaces, woodland walks, and leisure opportunities just a short distance away. Excellent transport links are readily accessible, providing easy connections into Sutton Coldfield town centre, Birmingham city centre, and beyond. This attractive and well maintained home offers spacious and versatile accommodation throughout, perfectly suited to modern family living. Boasting a generous through lounge leading into an impressive extended dining area, a well appointed kitchen with additional space for appliances, and a practical utility room. The ground floor is designed with both comfort and functionality in mind. To the first floor are three well proportioned bedrooms and a stylish family bathroom, while externally the property benefits from a large private rear garden ideal for entertaining, ample off road parking, and a versatile garage space currently utilised as a home gym. The property is approached via a generous tarmac driveway providing ample off road parking for multiple vehicles, alongside a well maintained lawned fore garden with attractive planted borders.

Access leads to:

**ENCLOSED PORCH:** A practical and welcoming entrance space featuring a double glazed sliding patio style door to the front and, offering a useful buffer from the main home.

**ENTRANCE HALL:** Entered via a part obscure double glazed door with matching side window, this bright and inviting hallway benefits from a radiator, staircase rising to the first floor, and internal doors leading to the main living accommodation.

**GUEST WC:** Fitted with a low flushing WC and a hand wash basin set within a sleek floating vanity unit, complemented by a half tiled surround and tiled flooring, creating a clean and contemporary finish.

**LOUNGE:** 12'10" x 10'10" A cosy yet well proportioned reception room positioned to the front of the property, featuring a PVC double glazed window allowing for plenty of natural light, a radiator, and double sliding doors opening through to the dining area perfect for both relaxed living and entertaining.

**EXTENDED DINING ROOM:** 19'05" x 11'00" max / 9'09" min An impressive extended space offering excellent versatility, flooded with natural light via PVC double glazed windows to the side and rear. A standout feature is the charming gas stone effect flame fire set on a marble hearth with decorative surround, creating a warm and inviting focal point ideal for family gatherings and hosting guests.

**KITCHEN:** 15'08" max / 9'00" min x 7'07" A well appointed kitchen fitted with a range of matching base and wall units with rolled edge work surfaces incorporating a stainless steel sink and drainer. Additional features include an integrated oven, gas hob with extractor hood over, tiled splashbacks, and tiled flooring. A useful pantry cupboard provides extra storage, while the space opens into an additional area ideal for housing an American style fridge freezer and further storage, with dual aspect PVC double glazed windows enhancing natural light.

**UTILITY ROOM:** 6'02" x 6'00" A highly practical addition offering further storage with wall units and rolled edge work surfaces, along with space and plumbing for a washing machine and tumble dryer. Finished with tiled flooring, radiator, and a part obscure double glazed door providing side access. An internal door leads directly into the garage.

**LANDING:** With an obscure PVC double glazed window to the side, this space provides access to all first floor rooms and includes a loft access point.

**BEDROOM ONE:** 13'00" x 8'06" (to window) A spacious principal bedroom positioned to the front of the property, featuring a PVC double glazed window, radiator, and built in double wardrobes with sliding doors, offering excellent storage.

**BEDROOM TWO:** 10'11" x 10'11" A generously sized double bedroom overlooking the rear, benefitting from a PVC double glazed window and radiator, making it a bright and comfortable space.

**BEDROOM THREE:** 9'07" x 9'01" A well proportioned and versatile room with a PVC double glazed window to the front and radiator ideal as a bedroom, nursery, or home office.

**FAMILY BATHROOM:** A well presented suite featuring two obscure PVC double glazed windows to the rear, comprising a panelled bath with shower over, low flushing WC, and hand wash basin set within a vanity unit. Finished with tiled surrounds, tiled flooring, and a stylish column style radiator.

**REAR GARDEN:** A standout feature of the home, offering a paved patio area perfect for outdoor dining and entertaining, leading onto a substantial lawned garden bordered by mature shrubs and bushes providing a high degree of privacy. A stone chipped seating area to the rear further enhances this fantastic outdoor space.

**GARAGE:** 14'09" x 8'00" Accessed via double opening doors to the front, the garage provides excellent storage or versatile use and is currently utilised as a home gym. (Please check the suitability of this garage for your own vehicle)



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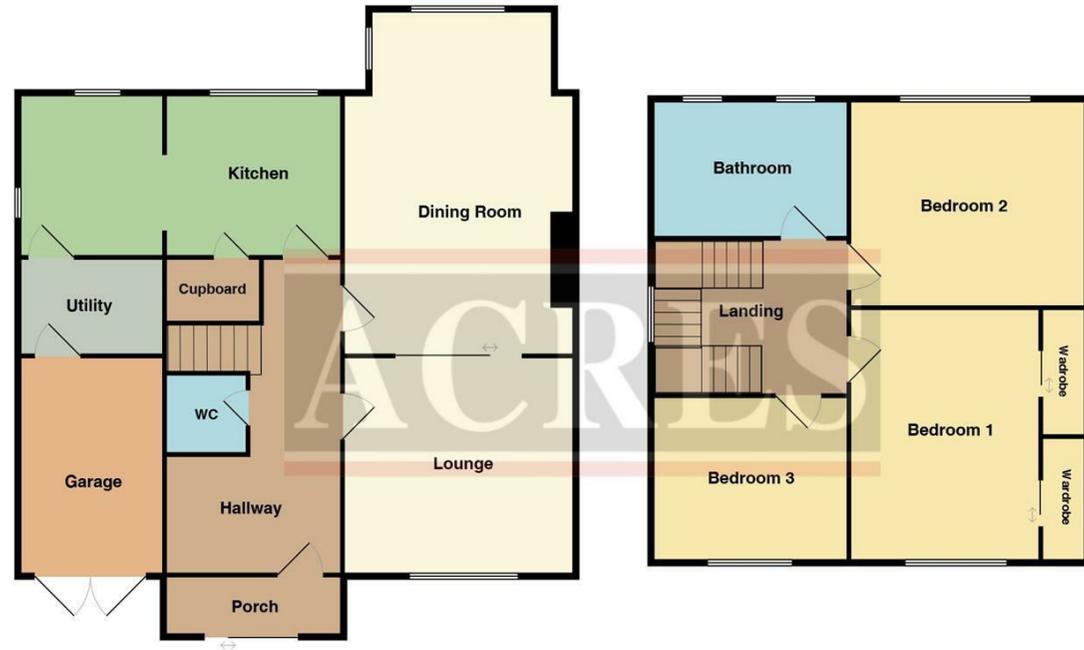


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</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.

