

DRAFT



- Four bedrooms, master having Juliet balcony
- White ensuite shower room
- Well appointed white bathroom suite
- Superb full width open plan rear
- Attractive lounge with fireplace
- Family/day room opening to dining/breakfast area opening to fitted kitchen
- Guest cloak room / WC
- Side Garage
- Extended much improved & well appointed



**WESTERN ROAD, SUTTON COLDFIELD, B73 5SP - OFFERS OVER £500,000**

This delightful spacious much improved and well presented freehold semidetached family home is set in a prime central sought after location being just a stroll from the heart of Boldmere where you will find an abundance of shops, restaurants, cafes and further facilities. Excellent public transport facilities are provided locally including access to the cross city rail line furthermore this property is close to well regarded schooling. Thoughtfully designed the property is complimented by gas central heating and PVC double glazing (both where specified). Briefly comprising enclosed porch, welcoming reception hall having guest cloak room/WC off having, attractive lounge, full width open plan family room to breakfast/dining area opening to fitted kitchen, to the first floor there are four bedrooms the master having an ensuite shower room, additionally the property has a well appointed family bathroom, set to the side there is a garage and to the rear a lawned garden all of which to fully appreciate we highly recommend an internal inspection. Council tax band – C

Set back the road way behind a sweeping multi vehicular block paved driveway access is gained to the property via PVC double glazed double doors opening to Council tax band C

**FULLY ENCLOSED PORCH:** PVC double glazed window to side, feature front door to:

**WELCOMING RECEPTION HALL:** PVC double glazed obscure window to side, radiator, engineered oak flooring

**GUEST CLOAKROOM/WC:** Low flushing WC with white matching wash hand basin having tiled splashbacks and floor

**ATTRACTIVE LOUNGE** 15'03" max 11'10" min 11'06" max 10'03" min: PVC double glazed bay window to front with fitted shutters, radiator, coal effect living flame gas fire set into a minster style surround

**OPEN PLAN FAMILY ROOM/DINING KITCHEN** 32'04" X 10'09"

**FAMILY AREA:** Wide double glazed bifold doors to rear, engineered oak flooring

**BREAKFAST/DINING AREA:** Bifold doors to rear, space for table opening to:

**FITTED KITCHEN:** PVC double glazed window to rear, one and a half bowl sink unit, there are a comprehensive range of fitted units to both base and wall level including drawers, complimentary rolled edge marble styled worksurfaces, integrated oven hob and hob having extractor canopy over, tiled splashbacks, space for fridge freezer

**STAIRS TO LANDING:** Feature LED lighting to stairs

**BEDROOM ONE** 13'02" into door recess by 8'09" x 10'06": PVC double glazed double French doors opening to a Juliet balcony, double radiator

**ENSUITE SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing WC, tiled floor

**BEDROOM TWO** 15'04 into bay x 12'00" x 9'03" to wardrobes 11'02" to walls: PVC double glazed bay window to front with fitted shutters, double and single fitted wardrobes to full width, radiator

**BEDROOM THREE** 11'09" x 11'00" to walls: PVC double glazed window to rear, radiator, space for free standing bedroom furniture.

**BEDROOM FOUR** 7'08" x 6'02": PVC double glazed windows to front with fitted shutters, radiator

**FAMILY BATHROOM:** PVC double glazed obscure window rear, matching well appointed white suite comprising bath, wall hung wash hand basin with base unit underneath, low flushing WC, chrome ladder style radiator, marble styled splashbacks, tiled floor, feature concealed ceiling lighting

**GARAGE** 16'03" x 7'08": Set to the side, PVC double glazed door to patio, windows to rear (please check the suitability for your own vehicle)

**OUTSIDE:** Full width paved patio area to a lawned rear garden being on the proximate southerly aspect having shrubs and bushes and further timber decking to rear



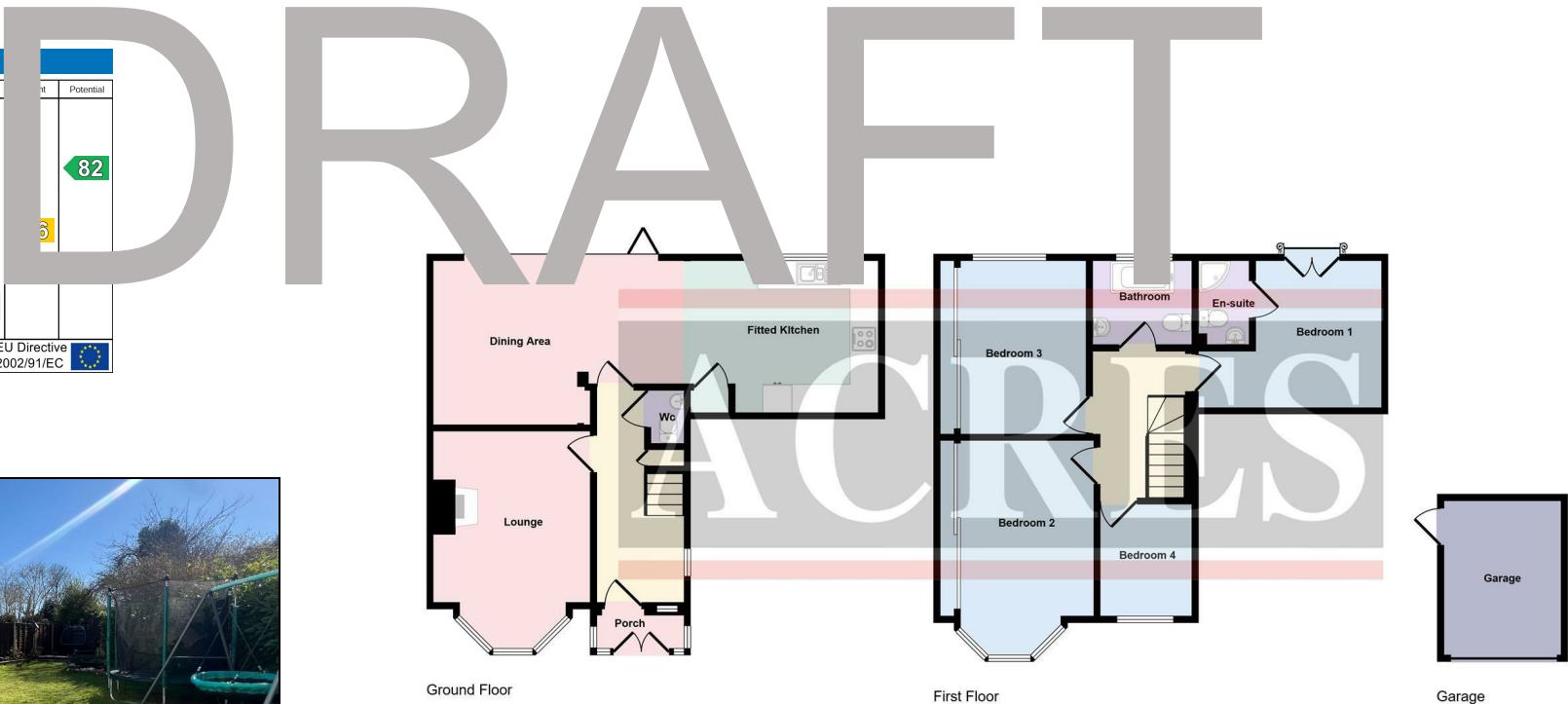
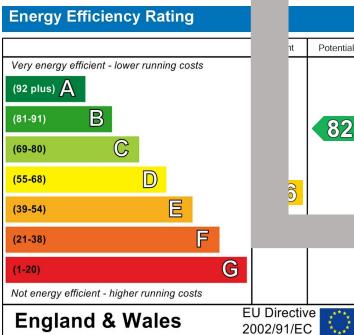
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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.