

ACRES

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www.acres.co.uk

- Traditional semi-detached property
- Located on a popular residential road
- Walking distance to the beautiful Sutton park.
- Three double bedrooms
- Refitted family bathroom
- Extended and beautifully presented kitchen diner
- Through lounge
- Downstairs WC
- Generous rear garden with patio and lawn
- Fore garden offering parking



DENHOLM ROAD, BOLDMERE, B73 6PN - OFFERS OVER £475,000

This beautifully composed and extended, three-bedroomed, semi-detached family home is situated in a highly sought-after location in Sutton Coldfield, offering an enviable combination of convenience and lifestyle. Within walking distance to the expansive Sutton Park and its vast, natural habitat, the property provides the perfect opportunity to enjoy nature and outdoor activities. The home is ideally positioned for families, with access to excellent educational opportunities for all ages, ensuring a strong foundation for learning. Local amenities and facilities are plentiful, with Boldmere High Street offering an array of independent shops, cafes, and restaurants, while the popular Princess Alice Retail Park provides additional shopping convenience. Transport links are exceptional, with readily available bus services on Jockey Road, granting ease of access to surrounding towns and Birmingham city centre. This property truly offers the best of suburban living with the benefit of urban connectivity, making it a perfect choice for families seeking space, quality, and accessibility. Benefitting from gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall with internal doors opening into a superb, family lounge through dining space, extended fitted breakfast kitchen having a converted utility to fore and an understairs, guest cloakroom/w.c.. To the first floor, three well proportioned, double bedrooms are provided with the master and second boasting fitted wardrobes, all rooms are serviced by a family bathroom. Externally, a multivehicular block paved drive leads to the home, to the rear, renewed paving advances to lawn and a timber built shed. To fully appreciate the home on offer, we highly recommend internal inspection. EPC rating D, Council tax band D.

Access is via a brick blocked fore garden offering multiple parking spaces

ENCLOSED PORCH With double glazed double doors and double glazed windows, tiled floor

HALLWAY Newel and balustrade staircase to first floor, timber effect floor, doors leading to office/utility, Lounge/Diner, lounge, kitchen and

GUEST WC Close coupled WC, wash hand basin set into a vanity unit

LOUNGE/DINING ROOM 29'10 (into bay) x 27'5 max 10'7 min Large through lounge/dining room, large double glazed bay window to fore, double glazed double opening patio doors to the rear, wood burning stove with oak style shelving above, timber effect flooring, radiator

OFFICE/UTILITY 9'4" x 7'34" Having a range of drawer, base and eye level cupboards, integrated washing machine, space for other white goods

KITCHEN An exquisitely fitted grey kitchen with marblesque work surface, drawer, base and eye level cupboards, integrated dish washer, four ring gas hob with extractor hood over, sink and drainage, splash backs, radiator, doors into utility, open access into

CONSERVATORY Beautiful double glazed conservatory with radiator, double glazed double doors to garden

FIRST FLOOR LANDING doors into

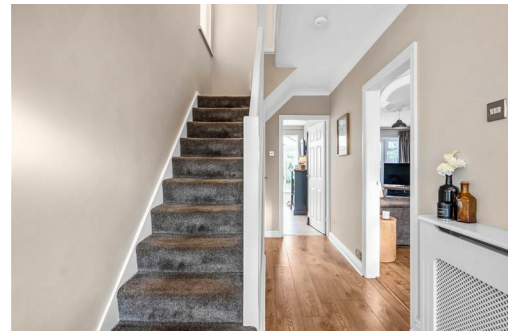
BEDROOM ONE 12'46" min 15'09" max x 9'08 min 10'76" max into wardrobe Having double glazed bay window to front, radiator, fitted mirror fronted wardrobes

BEDROOM TWO 8'5" min 10'85" max x 8'5" min 15'48" max into wardrobe A second double bedroom with double glazed bay window, radiator, mirror fronted fitted wardrobes

BEDROOM THREE 8'2" min 11'87" max x 10'82" A further double bedroom with double glazed window, radiator

BATHROOM A refitted bathroom with a white suite, wash hand basin, self contained shower unit with a waterfall shower head, close coupled WC, double glazed opaque window, tiling to walls and floor, spotlights to ceiling

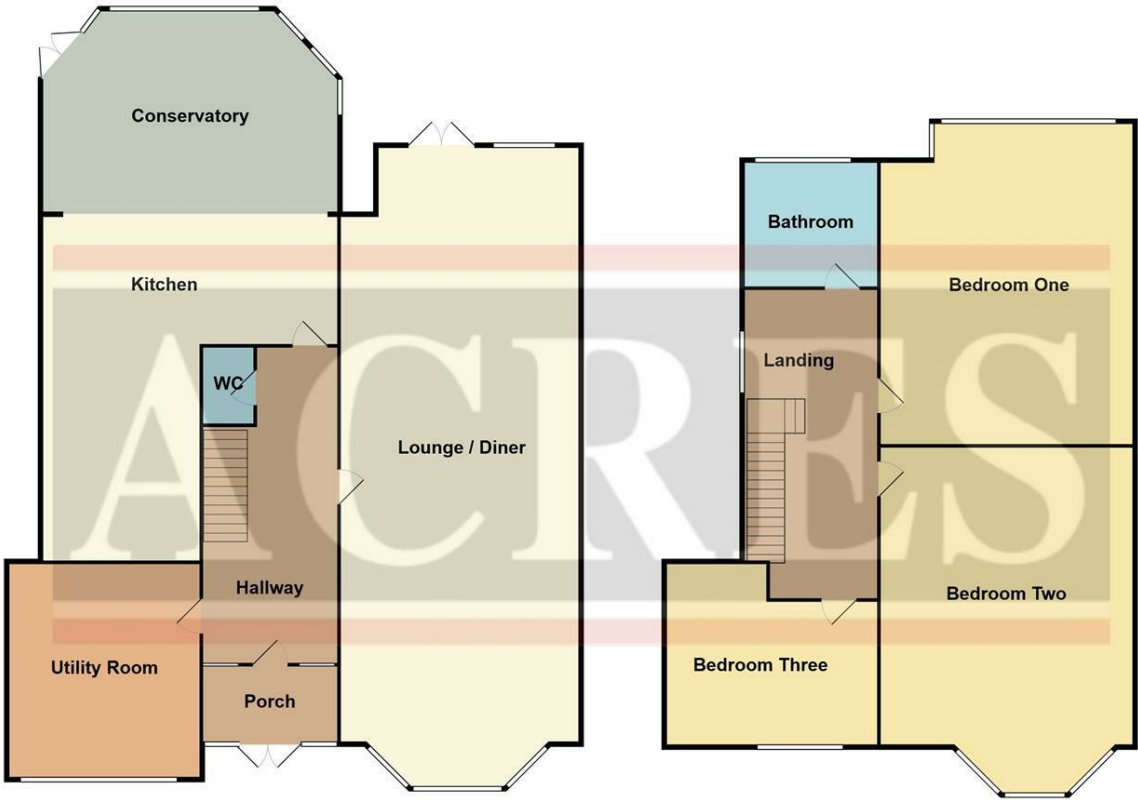
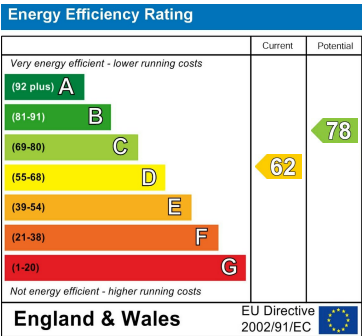
GARDEN Patio to fore perfect for alfresco dining, lawn, wooden out building



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 : D

VIEWING: Highly recommended via Acres on 0121 321 2101



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.