

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk

- Well renovated home
- Prime location near Boldmere High Street, train stations, and well-regarded schools
- Block-paved driveway
- Lounge
- Spacious open-plan kitchen/diner
- Separate utility room/home office
- Three bedrooms plus a modern family bathroom
- Rear garden
- Garage store and driveway
- No Chain



ANTROBUS ROAD, , B73 5EN - OFFERS IN EXCESS OF £400,000

A newly renovated home in the heart of Boldmere, perfectly positioned within walking distance of the vibrant Boldmere High Street, offering an array of local shops, cafés, restaurants, and excellent transport links including nearby Wylde Green and Boldmere train stations, as well as access to well-regarded local schools. This refurbished property combines modern style with practical family living, boasting spacious accommodation throughout, a contemporary interior finish, and an attractive rear garden.

Approached via a block-paved driveway with a stone-chipped fore garden bordered by a brick wall to the front, leading to

PORCH: PVC double-glazed door to the front, PVC double-glazed windows to the front and side, providing access to

HALL: Composite front entrance door with decorative obscure panelled glass, radiator, laminate flooring, stairs to the landing, and doors leading to

LOUNGE: – 14'03" x 10'05" max (9'02" min) PVC double-glazed bay window to front, radiator, and space for freestanding living furniture.

OPEN PLAN KITCHEN DINER: 16'03" max (12'02" min) x 15'10" max (13'11" min) A beautifully designed open-plan space ideal for modern living.

DINING AREA: PVC double-glazed bay window to rear, radiator.

KITCHEN AREA: PVC double-glazed windows to rear, a range of modern base, wall, and drawer units with stainless steel sink and drainer unit set in matching work surfaces, integrated electric oven and hob with extractor hood over, tiled splashbacks, space for white goods, and laminate flooring throughout.

UTILITY ROOM /OFFICE: 23'01" max (18'10" min) x 5'08": A versatile space with door to garden, door to garage store, door to WC, radiator, and laminate flooring.

GUEST WC: Fitted with a low-flushing WC, hand wash basin set in vanity unit, half tiled surround, and tiled flooring.

LANDING: Obscure single-glazed window to side, doors to all bedrooms and bathroom.

BEDROOM ONE: 14'11" into window x 9'03" PVC double-glazed bay window to front, double fitted wardrobe, and radiator.

BEDROOM TWO: 16'02" into window x 7'10" PVC double-glazed bay window to front, fitted wardrobe, and radiator.

BEDROOM THREE:– 6'06" x 6'02" PVC double-glazed window to front and radiator.

BATHROOM: A contemporary white suite comprising panelled bath with shower over, low-flushing WC, and hand wash basin set in vanity unit. Chrome effect ladder-style radiator, tiled flooring, and tiled surrounds. Two obscure PVC double-glazed windows to rear and side create a dual aspect.

OUTSIDE:

REAR GARDEN: A well-presented outdoor space with a paved patio area, central lawn, and pathway with mature shrubs and bushes to both sides ideal for relaxation or entertaining.

GARAGE STORE: With double opening doors to the front and space for storage.

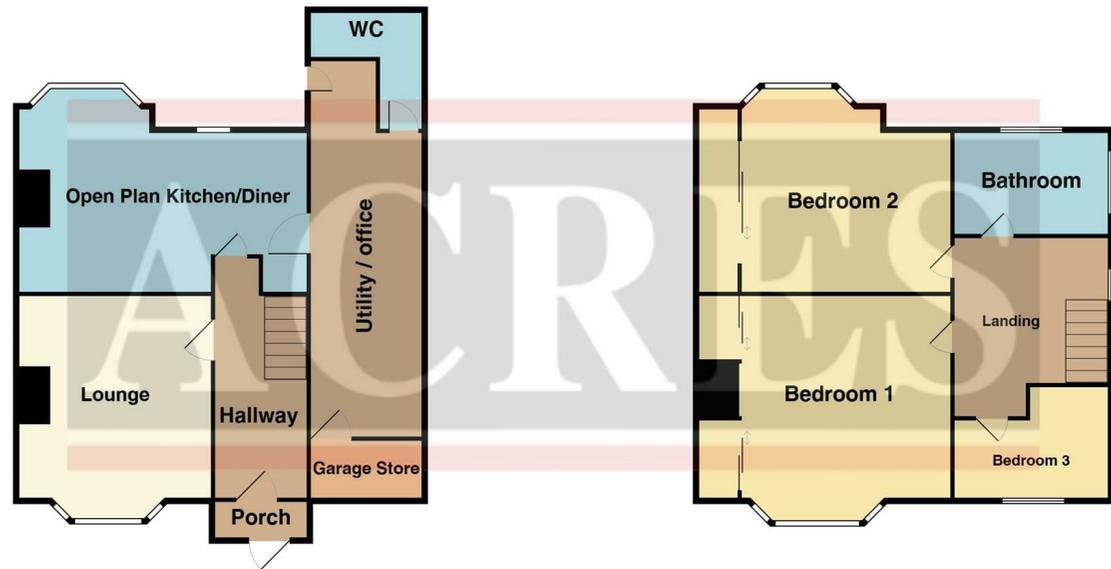


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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.