

# ACRES

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



0121 321 2101



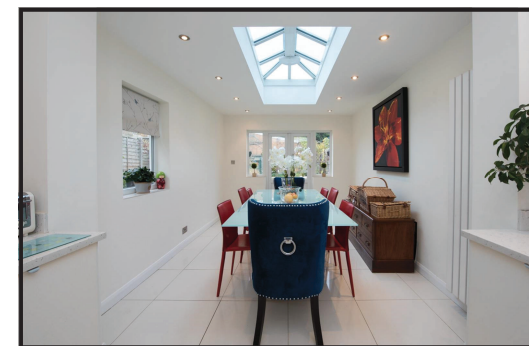
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www.acres.co.uk



- \* A charming and traditional semi detached property
- \* Retaining many original features within
- \* Four double bedrooms
- \* En suite shower room off the master bedroom, with fitted wardrobes
- \* Three storey accommodation
- \* Magnificent extended kitchen/diner
- \* Off road parking
- \* Two reception rooms
- \* Grand hallway with guest W.C and original Minton flooring
- \* Dressing room area off bedroom on 2nd floor, with office space



***COLESHILL ROAD, SUTTON COLDFIELD, B75 7AA, OFFERS AROUND £585,000***

An impressive and perfectly charming Victorian semi-detached home located within the heart of Sutton town centre. With extended accommodation situated over three floors offering four double bedrooms and retaining many original features, benefitting from being within walking distance of shops, restaurants, and bars in Sutton town centre, excellent local schools for all ages of children (including two grammar schools), public transport facilities including the network rail service and access to the Midlands motorway network. With accommodation briefly comprising. Ground floor. Vestibule entrance with original Minton flooring and stained glass internal windows, hall with stairs flowing to the first floor, original Minton flooring and guest w.c., two reception rooms with original fire surround & wooden flooring, magnificent extended open plan fitted kitchen/dining area. First floor. Landing with three good sized bedrooms (master bedroom with ensuite shower room) and refitted family bathroom. Second floor. Landing with walk-in storage space, bedroom and dressing room area. Double glazing and central heating. The property benefits from a full renovation in the last 12 months.

Open front offering off road parking and steps leading to:

**VESTIBULE ENTRANCE:**  
With original Minton floor, original stained glass internal door and side panel

**HALL:**  
Having original Minton floor, dado rail, ornate arch, useful understairs cloaks cupboard, radiator, stairs flowing to first floor, panelled wall covering on stairs recess

**GUEST W.C:**  
W.C, hand basin, panelled wall covering, tiled floor and double glazed window

**RECEPTION ONE: (FRONT) 12’02”, 14’07” (INTO BAY) X 13’00”, 12’04” (INTO CHIMNEY BREAST)**  
With feature fireplace, tiled hearth and side panels, coal effect gas fire, coving to ceiling, central ceiling rose, dado rail, wood panelled floor and double glazed bay window

**RECEPTION TWO: (REAR) 11’02”, 10’03” (INTO CHIMNEY BREAST) X 13’03”, 14’112 (INTO BAY)**  
With feature fireplace, tiled hearth and side panels, radiator, dado rail, coving to ceiling, central ceiling rose, double glazed window overlooking courtyard area, built in shelves and display shelves and wood panelled floor

**MAGNIFICENT OPEN PLAN KITCHEN/LIVING SPACE: 34’07” X 9’10”, 9’11”**  
With a range of wall and base units with quartz worktop over and splashbacks, double bowl sink unit, integrated dishwasher and freezer, gas range, Neff extractor over, tiled floor, built in display cupboard, wall to ceiling radiator, double glazed window to side, leading to:

**LIVING SPACE: (CURRENTLY USED AS DINING AREA)**  
With double glazed window to side, inset lighting, wall to ceiling radiator and double glazed french doors

**FIRST FLOOR:**

**LANDING:**  
With two radiators, dado rail, wooden banister, leading to ground floor, ornate arch and further stairs to second floor suite

**BEDROOM ONE: (FRONT) 12’02” X 12’03”**  
With double glaze window to front, radiator, feature fireplace, built in wardrobes, coving to ceiling, central ceiling rose, solid wood floor and door leading to;

**ENSUITE SHOWER ROOM:**  
With partial tiled walk in shower cubicle, W.C, handbasin, radiator and double glazed window to front

**BEDROOM TWO: (FRONT) 13’04”X 11’01”, 10’03” (INTO CHIMNEY BREAST)**  
With original feature fireplace, picture rail, radiator, solid wood panelled floor, coving to ceiling and double glazed window to rear

**BEDROOM THREE: (REAR) 13’00” X 8’10” (INTO CHIMNEY BREAST), 9’11”**  
With double glazed window to rear, feature fireplace and radiator, display shelves

**BATHROOM:**  
With marble effect tiled floor and partial tiled walls, walk in fully tiled shower cubicle, free standing bath with independent tap and shower attachment, W.C, hand basin in vanity unit, towel rail, two double glazed windows and inset lighting

**SECOND FLOOR:**

**LANDING:**  
With wooden banister, dado rail, sky light

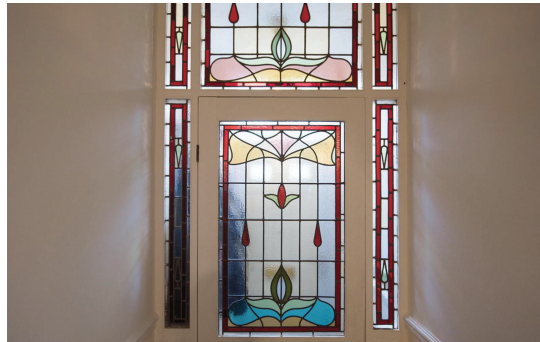
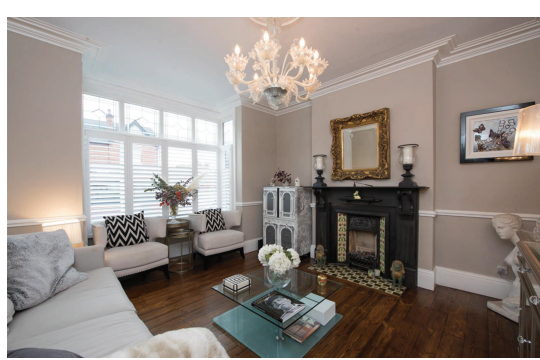
**OFFICE AREA: (CURRENTLY USED AS STORAGE)**  
With sky light, radiator

**BEDROOM FOUR: 15’09”, 11’03” X 13’01”, 11’01”**  
Double glazed window to front and side, radiator, door to;

**DRESSING AREA: 4’10” X 10’02”**  
With sky light, under eaves storage and wardrobe recess area, light

**OUTSIDE:**  
Well stocked lawned rear garden with shrub and flower borders, play house and shed, paved patio/sun terrace, side paved courtyard area with water tap and access to front via side

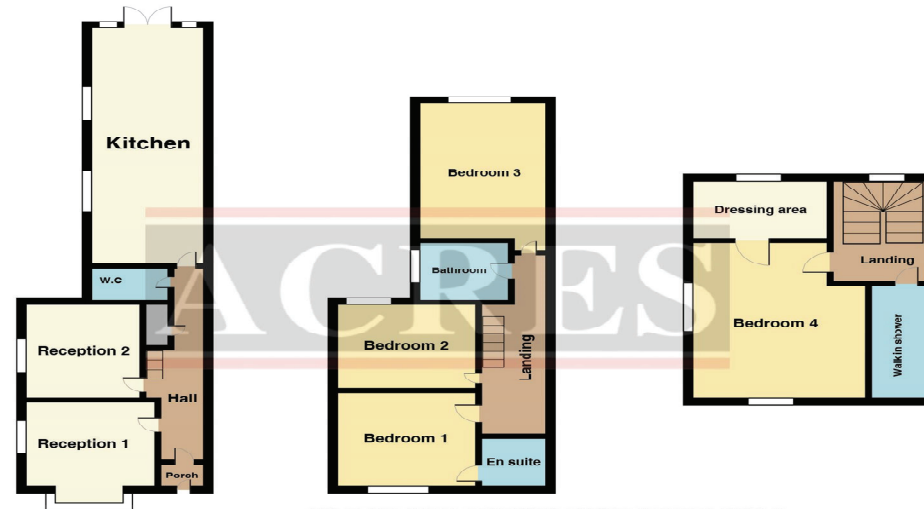




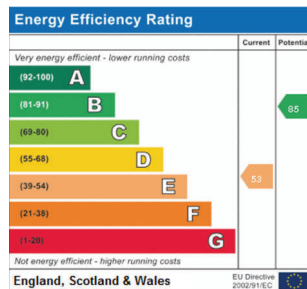
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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



**TENURE:**

**COUNCIL TAX BAND:**

**FIXTURES & FITTINGS:**

**VIEWING:**

**LOCATION :**

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

**E**

As per sales particulars.

Recommended via Acres on 0121 321 2101.

Accessed off Birmingham Road/ Holland Road

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.