

ACRES

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www.acres.co.uk



- * A traditional style semi detached property
- * Enjoying character and style within
- * Extended accommodation
- * Two reception rooms
- * Sun lounge off reception two
- * Master bedroom with ensuite shower room
- * Master bedroom enjoying dressing area (currently used as an office)
- * Four bedrooms
- * Garage and off road parking
- * Internal viewing essential



MANEY HILL ROAD, SUTTON COLDFIELD, B72 1JL OFFERS AROUND £579,000

Acres are delighted to offer this most attractive and traditional style extended semi detached property. Enjoying four bedrooms this property is perfect family accommodation being close to all essential amenities including schools for all ages of children (plus grammar), shops, restaurants, and bars in Sutton town centre, & Mere Green, nearby access to the Midlands motorway network, public transport facilities. Retaining many original features within and briefly comprising. Ground Floor. Covered canopy entrance, hall with original Minton flooring, two reception rooms, guest w.c, kitchen/breakfast room and sun lounge. First Floor. Landing with four bedrooms, (master bedroom with ensuite shower room plus a dressing area currently used as an office), and bathroom. Outside. Garage, enclosed rear garden, enclose front with driveway area leading to garage. Single glazing and central heating (both where applicable)

Approached at the front via gravel frontage leading to;

PORCH: With light, window to front room, tiled floor and glazed leaded light front door, leading to;

HALL: Having original Minton tiled floor, radiator, understairs storage cupboard, picture rail, dado rail and decorative archway

GUEST W.C: Having W.C, handbasin in wooden cabinet and extractor fan

RECEPTION ONE: (FRONT) 17'01" X 11'01" Having french walnut wooden flooring, picture rail, two radiators, original bay window to front, coving to ceiling, feature fireplace with wooden surround

RECEPTION TWO: (REAR) 11'01" X 14'01" Having feature fireplace with cast iron surround housing wood burner, coving to ceiling, picture rail, doors leading to conservatory

CONSERVATORY: 14'05" X 8'03" Having tiled flooring and french doors to garden

KITCHEN/BREAKFAST ROOM: 30'01" X 12'03" MAX, 8'02" MIN With a range of wooden wall and base units, worktops over, one and a half bowl sink unit with mixer tap over, five gas burner Smeg range, extractor fan, space for washing machine, space for tall fridge freezer, dishwasher, inset lighting, tiled flooring, radiator, partial tiled walls and door to rear garden

BREAKFAST ROOM: With built in wooden cabinets, radiator, two original sash window and American cherry wood flooring

FIRST FLOOR LANDING: With stairs flowing from ground floor, wooden banister and leaded light window, picture rail, radiator and access to loft space

BEDROOM ONE: 11'03" X 16'01" With double glazed bay window to front, radiator, picture rail, steps leading down to;

OFFICE/DRESSING ROOM: 10'09" X 6'01" With spot lights, radiator, laminate flooring, window to front and loft access, leading to;

ENSUITE: With panelled bath, chrome mixer taps and shower attachment, fully tiled shower cubicle, W.C, handbasin, tall chrome towel radiator, spot lights and partial tiled walls

BEDROOM TWO: 11'00" X 14'01" With radiator, picture rail, corner brick fireplace, handbasin having tiled splashback

BEDROOM THREE: 10'00" X 9'03" With radiator, window to side and window to rear

BEDROOM FOUR: 8'03" X 12'01" With radiator, handbasin, window to rear and leaded light window to side

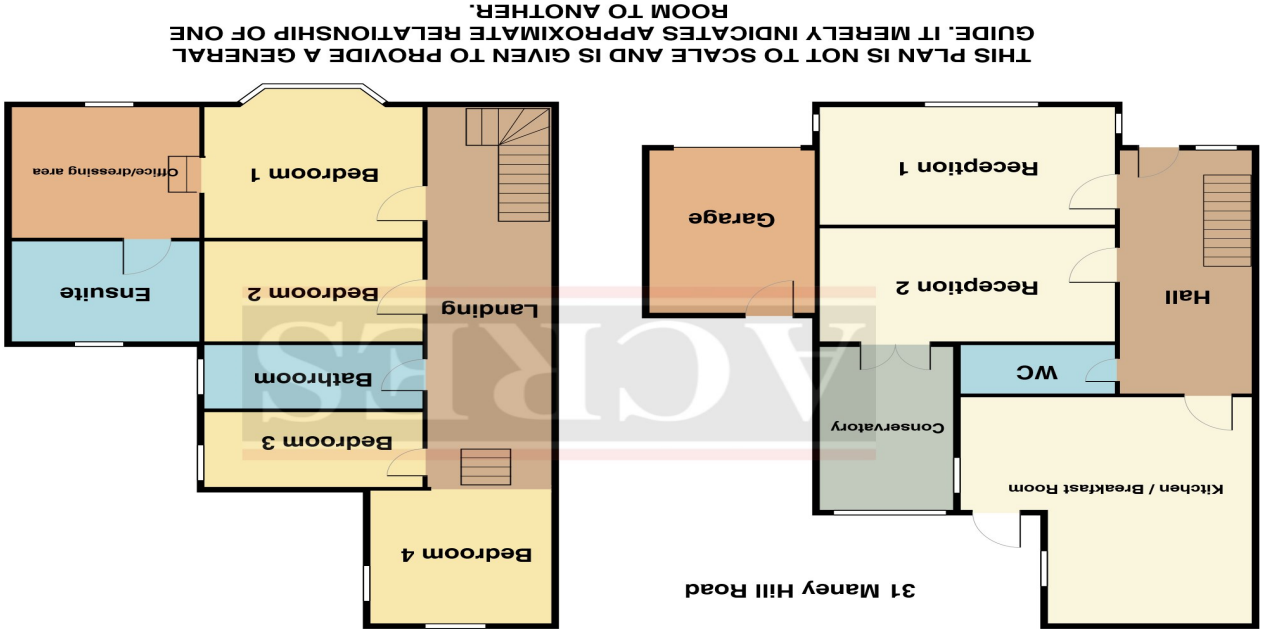
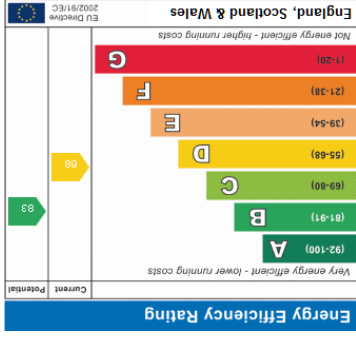
FAMILY BATHROOM: Having bath with shower over, handbasin with storage cupboard below, mirror vanity unit, partial tiled wall, chrome towel rail

OUTSIDE: Mature rear garden having steps leading down to lawn, gravel patio area, security light, power to rear of garden and storage cupboard



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:
LOCATION :

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Birmingham Road

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.)

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.