

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Magnificent detached family home
- * Five bedrooms
- * Master bedroom with ensuite
- * 3 Reception rooms
- * Quality fittings throughout
- * Viewing strongly recommended
- * **VACANT POSSESSION**
- * **NO UPWARD CHAIN**



WHITEHOUSE COMMON ROAD SUTTON COLDFIELD, B75 6DT £665,000

Acres are delighted to offer this most attractive and well-designed five-bedroom detached property located in a highly respected residential location on Whitehouse Common Road. Offering vacant possession with no upward chain this property offers excellent sized accommodation being close to all essential amenities including schools for all ages of children, local shops, restaurants & bars in Whitehouse Common, Sutton town centre and Mere Green, recreational facilities and transport facilities including the Midlands motorway network. Briefly sharing the accommodation on offer, Ground floor. Enclosed porch, grand hallway with stairs flowing off, lounge, dining room, open plan living space/quality fitted kitchen leading into sun lounge, utility room with access to guest w.c. First floor. Landing with four good sized bedrooms leading off (master bedroom with ensuite shower room and walk-in dressing area) family bathroom, stairs to second floor. Second floor. Landing area with bedroom. Outside. Two side garages, enclosed garden and block paved sweeping driveway to the front giving ample off-road parking. Double glazing and central heating (both where specified). **MANAGED OPEN EVENT ON SATURDAY, 27TH FEBRUARY 2021 PLEASE CALL THE OFFICE TO BOOK YOUR APPOINTMENT.**

SWEEPING BLOCK PAVED DRIVEWAY, giving ample off road parking and ornate borders,

HALL: wooden floor, radiator, coving to ceiling, stairs with wooden bannister,

USEFUL CLOAKS CUPBOARD: having radiator, single glazed leaded window and further under stairs storage,

DINING ROOM (FRONT): 12'00" x 12'01" max into bay / 10'07" min, double glazed bay window, radiator, coving to ceiling, display alcove with inset lighting,

LOUNGE (REAR: 18'01" x 13'02", having feature fireplace and hearth with log effect gas fire, coving to ceiling, inset lighting, radiator, double glazed French doors to rear garden,

OPEN PLAN LIVING AND MODERN FITTED KITCHEN (REAR): 25'11" max / 9'01" min x 23'03" max / 15'00" min, under floor heating with tiled floor, radiator, **KITCHEN AREA** having arrange of wall and base units with granite work tops over, central island housing sink unit with mixer tap over, Rangemaster range and extractor fan, integrated dishwasher, microwave, fridge/freezer, inset lighting, double glazed window to front and double glazed French doors to rear, 2 x radiator,

SUN LOUNGE AREA with sky light windows.

UTILITY ROOM: 16'00" X 6'00", having a matching range of wall and base units with rolled work tops over, double glazed window to front and double glazed frosted window to side, tiled floor, radiator, door to side and door leading to,

GUESTS WC: having wash hand basin, WC, wall units, double glazed frosted window, partially tiled walls and tiled floor.

LANDING: having double glazed frosted window to front, radiator, airing cupboard, coving leading from hall with bannister,

MASTER BEDROOM (FRONT): 13'07" x 14'00", access to loft space, having a range of fitted wardrobes, inset lighting, radiator, double glazed window to front, walk in dressing area with inset lighting,

ENSUITE SHOWER ROOM: having fully tiled walk in shower cubicle, WC, wash hand basin in vanity unit, towel rail, double glazed frosted window to rear, tiled floor,

BEDROOM 2 (REAR): 9'02" x 11'02" (not measured into wardrobes), having fitted wardrobes, radiator, double glazed window, wash hand basin, coving to ceiling,

BEDROOM 3 (FRONT): 10'08" max into bay / 8'02" min x 10'00" (not measured into wardrobes), having double glazed bay window to front, fitted wardrobes and radiator,

FAMILY BATHROOM: having walk in shower cubicle, WC, wash hand basin, bath with central tap, partial tiled walls, 2 x frosted double glazed windows to rear, radiator, chrome towel rail, useful storage cupboard, inset lighting.

LANDING: stairs leading to second floor landing, double glazed window.

BEDROOM 5: 10'06" x 10'00" max / 6'05" min, (note restricted head space), with radiator and double glazed window to rear.

GARAGE: 14'00" x 8'06", having electric folding doors, with light and power.

GARAGE: 24'10" x 6'10", electric folding doors, light, power and double glazed French doors.

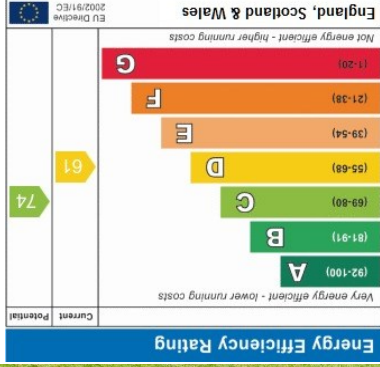


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

141 Whitehouse Common Road



TENURE:

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

LOCATION :
As per sales particulars.
Recommended via Acres on 0121 321 2101.
Accessed off Tamworth 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.)
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