

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Magnificent traditional detached family home
- * Four bedrooms and study
- * Family bathroom and ensuite shower
- * Two reception rooms
- * Breakfast room/quality fitted kitchen
- * Highly respected residential location
- * Walking distance of Sutton Park



SOMERVILLE ROAD, SUTTON COLDFIELD, B73 6HJ £775,000

We are delighted to offer this most impressive four-bedroom detached home which is perfectly located on Somerville Road within the royal town of Sutton Coldfield. Situated within walking distance of Sutton park this property retains many original features throughout with impressive accommodation being close to schools for all ages of children (including Sutton grammar schools), shops, restaurants, and bars in Sutton town centre and Boldmere, access to public transport facilities including Network rails and the Midlands motorway links. With accommodation briefly comprising. Ground floor. Enclosed porch, grand hallway with many original features including stained glass windows & parquet floor, guest w.c, two reception rooms, breakfast room with a Treske bespoke fitted kitchen, laundry room with further guest w.c. First floor. Landing with four good sized bedrooms leading off (ensuite shower room off master bedroom), study, family bathroom. Outside. Elegant rear garden, sweeping in/out driveway to the front, tandem garage. Viewing strongly recommended to fully appreciate the size of accommodation on offer.

PORCH: double glazed windows and doors opening onto tiled porch, door leading into,

GRAND HALL: having original panelled walls, coving to ceiling and feature ceiling rose, stairs flowing to first floor with wooden bannister, radiator, ornate leaded light windows on stairs, picture rail, having parquet wooden floor

GUESTS WC: having guests WC, wash hand basin, tiled walls and inset lighting,

RECEPTION ROOM 1 (FRONT): 14'02" max / 13'05" min x 18'11" measured into bay / 14'10" min, with log burner in feature fire place and hearth, radiator, ornate feature coving, picture rail, double glazed bay window to front,

RECEPTION ROOM 2 (REAR): 20'04" max measured into bay / 14'11" min x 14'02", having feature fire surround and heath with gas coal effect fire, double glazed bay window with window seats and French doors to rear garden, radiator, wall lights and feature coving to ceiling,

BREAKFAST ROOM/QUALITY FITTED KITCHEN: 18'09" X 13'10", BREAKFAST AREA, having a double glazed frosted window to side, radiator, tiled flooring, wall lights, leading through to KITCHEN AREA, having an excellent range of quality TRESKE units, MIELE 2 ring gas hob, integrated MIELE fridge/freezer and dish washer, AGA, granite work tops over, FRANKIE double bowl sink unit, large double glazed window to side and double glazed window to rear over looking garden, inset lighting, tiled flooring, leading to;

LAUNDRY ROOM: 8'09" X 6'08" min / 10'08" max, stainless steel sink unit having mixer tap over, tiled flooring, Worcester central heating boiler, door to service bin store area, loft storage area, Velux sky light and door leading to rear garden,

GUESTS WC: having WC, wash hand basin, partially tiled walls and floor, chrome towel rail and Velux sky light,

LANDING: bannister leading from ground floor, access to loft space, picture rail, central ceiling roses, 2 x ornate leaded light side windows,

BEDROOM 1 (FRONT): 14'11" x 14'02" max / 13'05" min measured into chimney breast, having double glazed window to front and radiator,

BEDROOM 2 (REAR): 14'11" x 14'02" max / 10'10" min, having double glazed window to rear and side and door leading to;

ENSUITE SHOWER ROOM: being fully tiled with walk in shower cubicle, WC, wash hand basin, inset lighting, tiled flooring,

BEDROOM 3 (FRONT): 9'11" x 13'10", having double glazed window to front, radiator,

BEDROOM 4 (REAR): 8'08" x 9'05", having double glazed window to rear, radiator,

OFFICE/STUDY AREA: having double glazed window to rear and radiator,

FAMILY BATHROOM: fully tiled walk in corner shower cubicle, WC, wash hand basin, rolled top bath on feet, 2 x double glazed frosted windows to side, towel rail and radiator, inset lighting and tiled flooring.

GARAGE: 30'00" x 11'09", (please ensure the measurements are suitable for your own vehicle) having power, electric and electrically operated door, double glazed French doors to rear of garage opening onto rear of garden.

OUTSIDE: magnificent rear garden having paved patio area and sun terrace, dwarf walls and steps leading to lawned rear garden in well matured flower, shrub and tree borders. Sweeping in and out driveway having central lawned area and Summer House.



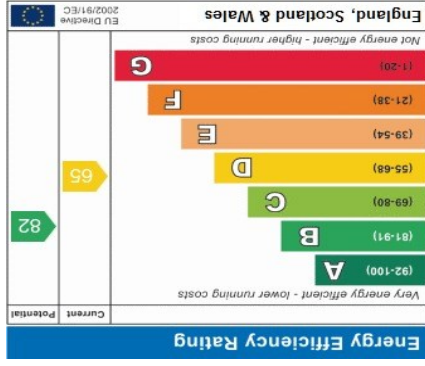
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

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

Address:
 61 Somerville



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.)
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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.



61 Somerville Road, Sutton Coldfield.