

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
0121 321 2101   suttoncoldfield@acres.co.uk  www.acres.co.uk



- * Attractive traditional detached property
- * Extended accommodation
- * Three reception rooms
- * Fitted kitchen/Laundry off
- * Conservatory area Guests WC
- * Extremely popular location
- * Large enclosed rear garden



MANEY HILL ROAD SUTTON COLDFIELD, B72 1JU £575,000

Acres are delighted to offer this most attractive three bedroom extended detached property located on Maney Hill Road. This property is perfectly designed and located close to all essential amenities with the scope to further develop the property, situated close to all essential amenities including schools of all ages (including grammar), walking distance of Sutton town centre and New Hall Valley Nature reserve, public transport, and access to the Midlands motorway network. Briefly sharing the accommodation on offer. Entrance leading to hallway with stairs flowing to first floor, study (converted garage), front reception room, spacious through reception room to the rear, fitted kitchen, laundry, shower room & conservatory. First floor. Landing with three double bedrooms leading off & family bathroom. Outside. Enclosed and private rear garden with ample side access giving potential to further develop, enclosed front giving ample off-road parking. Double glazing and central heating (both where applicable).

HALL: 7'09" x 13'09", wood effect flooring, radiator, wooden wall panels, useful under stairs cupboard, stained glass effect windows and glass panel in door,

LOUNGE/DINING ROOM: 13'01" x 28'00" max, dado rail, 2 x double glazed windows, double glazed French doors leading to garden, 2 x radiators, coal effect gas fire, wood effect flooring, coving to ceiling and 2 x ceiling roses,

RECEPTION 2: 12'05" x 10'02", double glazed window, radiator, wood effect flooring, coving to ceiling, ceiling rose, doors leading off to laundry and kitchen area and hallway leading to the main lounge/dining room and study,

STUDY: 12'00" x 8'10", double glazed window, radiator, wood effect flooring, coving to ceiling and ceiling rose,

KITCHEN: 9'09" x 12'07", having a range of wood effect wall and base units with grey work surfaces over, coving to ceiling, integrated appliances include a De Dietrich 4 gas hob burner, a De Dietrich extractor fan and a BOSCH electric oven, tiled floor, radiator, double glazed window over looking the rear garden with doors leading to the conservatory, lounge/dining room and arch way leading to laundry and down stairs shower room,

LAUNDRY ROOM: 9'00" x 8'06" max, having a range of wood effect wall and base units with black work surfaces, housing for Vaillant boiler, plumbing for washing machine, doors leading off to shower room and reception room 2,

SHOWER ROOM: having tiled flooring and partially tiled walls, walk in shower cubicle, WC, bidet and wash hand basin,

CONSERVATORY: 15'02" x 6'00", being fully double glazed, tiled flooring, 2 x doors leading to garden.

FIRST FLOOR LANDING: having stairs flowing from ground floor,

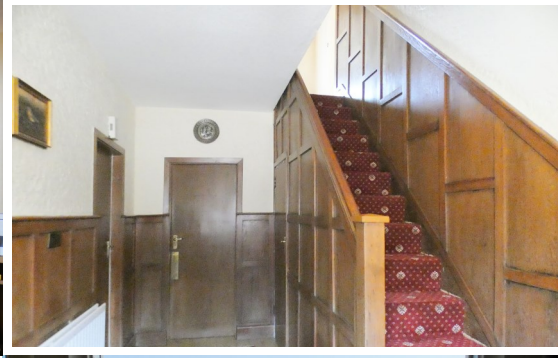
MASTER BEDROOM: 22'01" max / 18'01" min x 11'06" max / 8'00" min, having double glazed windows giving triple aspect, radiator, wood effect flooring and built in storage cupboards,

BEDROOM 2: 9'04" x 22' 01" max / 18' 01" min, wood effect flooring, double glazed windows giving dual aspect, 2 x built in cupboards,

BEDROOM 3: 11'01" x 9'02", radiator, double glazed window, wood effect flooring, coving to ceiling,

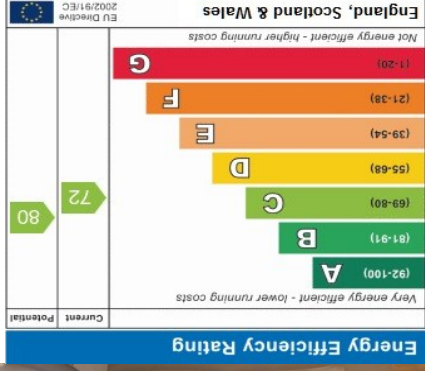
BATHROOM: white suite comprising bath, WC and wash hand basin, walk in corner shower cubicle, tiled walls and floor, built in storage cupboard, double glazed frosted window and inset lighting.

OUTSIDE: front garden with block paved driveway with ample off road parking and gravel border. Private rear garden, with established trees and shrubs, 2 x sheds, patio/sun terrace area.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Address:
97 Maney Hill

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.

TENURE:

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

As per sales particulars.
Recommended via Acres on 0121 321 2101.
Accessed off Coles Lane or 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.
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As per sales particulars.

