

ACRES

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- * EXTENDED SEMI DETACHED
- * FOUR BEDROOMS
- * MAIN BEDROOM WITH EN-SUITE & WALK IN WARDROBE
- * MAIN FAMILY BATHROOM
- * THREE RECEPTION ROOMS
- * EXTENDED OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY
- * DOWNSTAIRS GUEST W.C.
- * CORNER PLOT
- * PRIME LOCATION



Honiley Drive, Sutton Coldfield B73 6RN - Offers in the region of £325,000

WOW! This is an absolutely stunning property that has been considerably extended and improved by the current owner. Benefiting from double glazing and gas central heating (both where specified) The interiors offer, spacious hallway, large stylish lounge, separate reception room current used as playroom along with further study room, extended fitted kitchen / diner, separate utility and guests w.c.. To the first floor are four excellent double bedrooms including master bedroom with en-suite, walk-in wardrobe and modern family bathroom. Outside is a fore garden offering multiple parking space and to the rear is a very well-manicured garden with patio and artificial lawn along with fabulous outhouse for one's own use! Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home!

HALLWAY: 16'1 x 2'11: Stairs to first floor and door into;

LIVING ROOM: 18'6max x 12'6min / 11'10max x 8'7min: A good size living area with wall mounted fire, radiator, double glazed window to rear and double glazed doors out to garden.

PLAYROOM: 15'1 x 7'4: A great additional room for ones own use with radiator and double glazed window to front.

EXTENDED KITCHEN/DINER: 20'4 x 11'4: Extended large kitchen/diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven and gas hob and extractor hood over, tiling to splashback, radiator, double glazed doors out to garden and door into;

SEPARATE UTILITY: 7'9 x 6'2: Work surfaces and cupboard space with sink and drainer under double glazed window to rear, space and plumbing for washing machine, tumble dryer and fridge freezer and double glazed window to front.

STUDY: 7'4 x 6'4: A further room for ones own use with radiator and double glazed window to front.

DOWNSTAIRS GUEST W.C.: 6'3 x 3'0: Close couple W.C., wash hand basin, radiator and double glazed opaque window to front.

LANDING: 6'3 x 2'8: Doors into;

BEDROOM ONE: 13'10max x 10'8min / 11'5: A good size double bedroom with double glazed window to front, radiator and door into;

EN-SUITE: 8'5 x 5'11: White suite with panelled walk in shower, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator, double glazed opaque window to rear and door into;

WALK-IN WARDROBE: 8'6 x 4'11: Double glazed window to rear.

BEDROOM TWO: 12'4 x 9'9: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 11'10 x 9'9: A further double bedroom, double glazed window to rear and radiator.

BEDROOM FOUR: 8'9 x 8'6: Double glazed window to rear and radiator.

BATHROOM: 8'10 x 8'6: White suite with bath and separate shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and part walls, ladder style towel rail/radiator and double glazed opaque window to front.

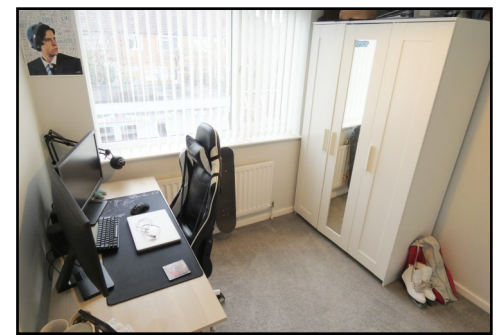
REAR GARDEN: A good size low maintenance garden paved patio area with artificial lawn leading to a fantastic outhouse for ones own use and fencing to borders.

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT 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.

Honiley Drive, Sutton Coldfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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