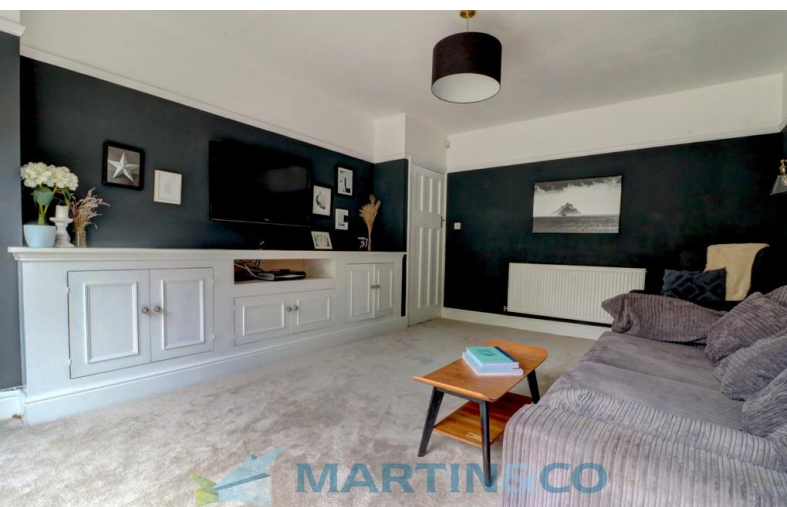


**FOR SALE**



**Beacon Road, Sutton Coldfield, West Midlands**

**5 Bedrooms, 2 Bathroom, Detached House**

**Offers In Excess Of £675,000**

**MARTIN&CO**





## Sutton Coldfield, West Midlands

5 Bedrooms, Extended

Offers In Excess Of £675,000

- EXTENDED THREE STOREY DETACHED
- EXTENDED FAMILY ROOM
- LOUNGE
- DINING ROOM
- FIVE BEDROOMS

Martin and Co are pleased to offer this superbly presented extended three storey family detached property.

The house is nestled in the lovely area of Boldmere in Sutton Coldfield ideally located for Boldmere Infance and Boldmere Junior School, local train station nearby and a range of shops located in Boldmere High Street and Wylde Green. Good motorway links and transport links. The very popular road offers a lovely place to live. There are some lovely pubs nearby and Sutton Park is not far where you can enjoy lovely walks.

The lovely home is set behind a good sized driveway with steps leading to the front door, a welcoming hallway with a door leading to the dining room with a bay window to the front elevation. The lounge is to the rear of the house with sliding patio doors onto the rear garden. The extended family room is the real heart of this lovely home with a range of wall and base units, breakfast bar, integrated ceramic induction hob, integrated fridge, freezer and dishwasher. There are skylights and bi fold doors to the rear so can be enjoyed all year round. A fantastic place to entertain and enjoy with the family. There is a utility and guest WC off. The store area formally the garage is ideal and has additional storage above. There is also an EV charger





On the first floor is a landing with doors to four good sized bedrooms, the second bedroom to the rear of the property has a range of fitted wardrobes. The fifth bedroom is currently used as a study. There is a shower with double shower cubicle and wash basin.

On the second floor is a main bedroom which is accompanied by a family bathroom with modern suite.

The outside has a side gated access slabbed patio with fitted garden furniture ideal to entertain in, steps to the lawned garden for the family to enjoy and further patio area. To the rear of the is a children's play area.

This lovely home is offered with no upward chain and would be available to move in September.

FIXTURES AND FITTINGS tbc

#### TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.





EXTENDED FAMILY DETACHED  
HALLWAY

DINING ROOM 15'1 into bay x  
10'11 (4.59m x 3.32m)

LOUNGE 16'2 X 12'7 (4.92m x  
3.83m)

FAMILY ROOM 33'11 X 14'4  
(10.33m x 4.36m)

UTILITY 9'11 X 5'5 (3.02m x  
1.65m)

GUEST WC

First Floor Landing

BEDROOM TWO 17' into bay x  
12'7 (5.18m x 3.75m)

BEDROOM THREE 13'3 X 10'6  
(3.96m x 3.04m)

BEDROOM FOUR / STUDY 12'5  
X 7'8 (3.78m x 2.33m)

SHOWER ROOM 6'6 X 3'11  
(1.98m x 1.19m)

SEPARATE WC

Second floor landing

BEDROOM ONE 16'1 X 9'8  
(4.90m x 2.94m)

BATHROOM 6'9 X 6'4 (2.05m x  
1.93m)

REAR GARDEN

FRONT DRIVEWAY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		









This plan is for illustrative purposes only and may not be to scale.  
Plan produced using PlanUp.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in whole or in part. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

