

ACRES

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



- * Modern Detached Family Home
- * Four Bedrooms
- * Large Lounge
- * Open Plan Living/Quality Fitted Kitchen
- * Snug Area
- * Master Bedroom with Ensuite
- * Refitted Family Bathroom



'GLENHURST' 2B HALTON ROAD, SUTTON COLDFIELD, B73 6NP. Offers Around £520,000

We are delighted to announce the marketing of this most attractive, modern style four bedroom detached family home situated in a very popular residential location being within minutes' walk of Boldmere High Street and Sutton Park. This property benefits from open plan style living/modern fitted kitchen and snug area. Being close to schools, local shops, restaurants and bars in Boldmere, Sutton Coldfield and Mere Green & great transport facilities. Briefly sharing the accommodation; Ground floor; covered entrance, hall with guest w.c off and access to side garage, large lounge, open plan living/quality fitted kitchen with snug area off. First floor; landing with four bedrooms leading off (master bedroom with ensuite shower room & built-in wardrobes in three rooms), refitted family bathroom. Outside; side garage, enclosed and private rear lawn garden benefitting from hot tub and block paved open front. Double glazing and central heating (where specified). EPC rating D.

CANOPY ENTRANCE: Approached off block paved driveway, with corner borders with mature tree/shrubs and outside light

HALLWAY: With solid wood flooring, double glazed frosted window, radiator, ornate coving, wall lights, stairs off to first floor and access to side garage

GUEST WC: With WC, hand basin, tiled splashbacks, radiator, double glazed frosted window and dark wood effect laminate flooring

LOUNGE: 20'4" x 10'11" With feature fireplace housing electric log burner, ornate coving to ceiling, double glazed square bay window and two radiators

OPEN PLAN LIVING SPACE/FITTED KITCHEN: 16'8" / 21'9" x 12' / 13'7" Having an excellent range of fitted wall and base units with tiled splashbacks with under lights, slot in 'Rangemaster' range with 'Rangemaster' hood over, integrated dishwasher, granite worktops, island having central sink unit with mixer tap over, American style fridge freezer, radiator, inset lighting, tiled flooring, double glazed opening French doors, in dining area; Velux sky lights, in snug area: wooden flooring, inset lighting, Velux sky light, radiator and double glazed opening French doors overlooking rear garden

FIRST FLOOR LANDING: With stairs and bannister to first floor, ornate coving to ceiling, double glazed frosted side window, radiator, access to loft space, wall lights and useful walk-in cupboard

MASTER BEDROOM (FRONT): 13' x 12' to wardrobe With two double glazed windows, radiator, built-in double wardrobes and door to ensuite

ENSUITE SHOWER ROOM: With fully tiled walk-in shower cubicle, WC, hand basin in vanity unit with tiled splashbacks, radiator, double glazed frosted window, extractor fan and tiled flooring

BEDROOM TWO (FRONT): 9'9" measured into door recess x 11'4" With double glazed window, radiator and built-in double wardrobes

BEDROOM THREE (REAR): 9'8" into door recess x 12'2" With double glazed window, radiator and built-in double wardrobes

BEDROOM FOUR (REAR): 8'1" x 8'11" With double glazed window and radiator

REFITTED FAMILY BATHROOM: With fully tiled walk-in shower, panelled bath with central taps, hand basin set in vanity unit, WC, partially tiled walls, radiator, extractor fan and double glazed frosted window

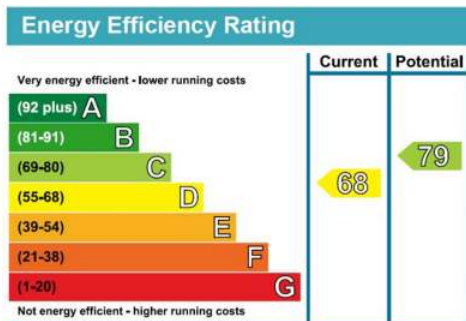
MAGNIFICENT LAWNED REAR GARDEN: Well matured and stocked borders, slabbed terrace with steps up to patio/sun terrace, lawn, garden shed, hot tub, cold water tap, outside lights and access via gate to side/front

SIDE GARAGE: 17' x 8'1" *(Please check the suitability of this garage for your own vehicle use)* With up and over door, 'Worcester' central heating boiler, plumbing for washing machine, light and power and hot water tank





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



TENURE:

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.)

COUNCIL TAX BAND: FIXTURES & FITTINGS:

F.

As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

LOCATION :

Accessed off Stonehouse Road and Melrose Avenue.



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.

