

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* Impressive well designed and extended semi detached home
- \* Through lounge
- \* Open plan living space/fitted kitchen
- \* Guest WC/wet room
- \* Three bedrooms
- \* Family bathroom
- \* Magnificent well thought out garden
- \* Garage and off road parking



***COPPICE VIEW ROAD, SUTTON COLDFIELD, B73 6UE £340,000***

Acres are delighted to offer this impressive well designed and extended semi-detached family home located within the royal town of Sutton Coldfield. This property has been tastefully extended to the rear offering a modern open plan living space with beautiful views and aspects overlooking the exceptionally well thought out rear garden. Coppice View Road is perfectly located in a cul-de-sac location close to excellent primary and secondary schools (including grammar), local shops and shops, restaurant and bars further afield in Sutton town centre, New Oscott, Streetly and Mere Green. Having transport facilities and easy access of the Midlands motorway service, recreational facilities with Sutton park minutes' walk away and accommodation briefly comprising; Ground floor; porch entrance, hall with stairs flowing to first floor, through lounge, open plan living space with fitted kitchen, guest shower/wet room and access to side garage. First floor; landing with three bedrooms leading off, family bathroom. Outside; side garage, magnificent thought out mature rear garden with extended secret garden and vegetable plot, open front with block paved driveway. Double glazing and central heating (where applicable).

**ENCLOSED PORCH ENTRANCE:** leading from block paved driveway' having tiled floor and built in meter cupboard,

**HALL:** having radiator, single glazed leaded light side panel windows, stairs flowing to first floor, useful under stairs storage cupboard,

**THROUGH LOUNGE/DINING ROOM:** 26'04" into bay x 10' 09" (measured into chimney breast) / 9'7" min, having double glazed bay window to front, radiator, feature fire place having coal effect gas fire, coving to ceiling, wall lights and opening doors to,

**OPEN PLAN EXTENDED LIVING SPACE/FITTED KITCHEN (REAR):** 25'08" x 8'11" min / 19'03" max (measured into door recess), having a range of wall and base units with rolled work tops, double bowl "Schock" sink unit with mixer tap over, splash backs, inset for range cooker, extractor fan, integrated full size Siemens dishwasher, breakfast bar, 3 x double glazed windows and double glazed French doors, leading to outside covered wooden canopy with inset lighting, wall lights and recess store area, with door to garage and leading to,

**GUESTS WC AND WET ROOM:** being fully tiled with TRITON electric shower, wash hand basin, WC, chrome towel rail and tiled floor,

**FIRST FLOOR LANDING:** having access to loft space, double glazed frosted side window and wooden bannister,

**BEDROOM 1 (FRONT):** 11'02" min / 13'03" max into bay x 11'00" (into wardrobe recess), with double glazed bay window to front, radiator and fitted wardrobes with sliding doors,

**BEDROOM 2 (REAR):** 12'09" x 10'11" max /9'09" min, with built in bedroom furniture, radiator, double glazed window to rear,

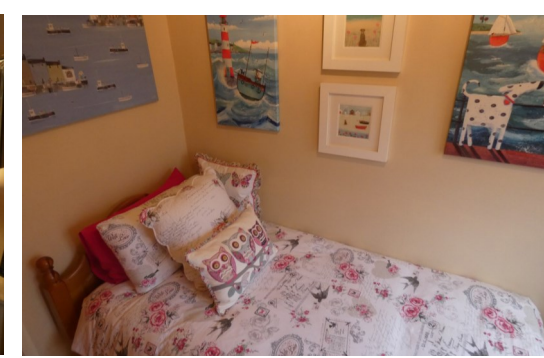
**BEDROOM 3 ((FRONT):** 6'05" x 8'02", with radiator and double glazed window to front,

**FAMILY BATHROOM:** having corner bath with shower attachment, tiled splash back, walk in shower cubicle, wash hand basin, WC, double glazed frosted window to rear, extractor fan, chrome towel rail.

**SIDE GARAGE:** 18'05" x 7'07" (please ensure the measurements are suitable for your own vehicle), with up and over door, light and power and housing BAXI central heating boiler.

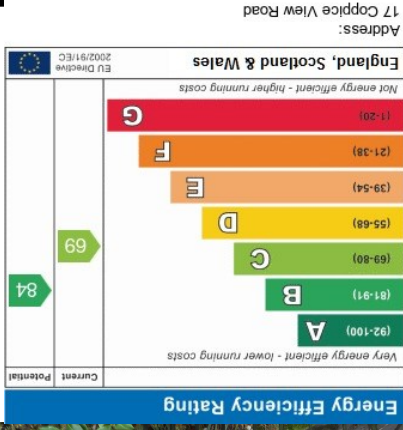
**OUTSIDE:** having block paved driveway to front giving ample off road parking and lawned area to side garage.

Enclosed attractive rear garden, having an abundance of flowers, exotic shrubs and plants, crazy paved patio/sun terrace, leading to fish pond and bridge over leading to secret garden with decked sun terrace, enchanting plants leading to vegetable patch, shed, cold water tap.



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**TENURE:**

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

As per sales particulars.  
 Recommended via Acres on 0121 321 2101.  
 Accessed off Reay Nadin Drive via Westwood 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.)  
**D**  
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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.



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.