

ACRES

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www.acres.co.uk

- NO ONWARD CHAIN
- Spacious Semi Detached Family Home
- Highly Sought After Boldmere Location
- Within Close Proximity to Boldmere High Street
- Excellent Local Schools and Transport Links
- Generous Accommodation Arranged Over Three Floors
- Two Reception Rooms Plus Spacious Conservatory
- Versatile Home Office/Playroom with Mezzanine Area
- Four Well Proportioned Bedrooms
- Generous Rear Garden and Driveway Providing Off Road Parking



BRITWELL ROAD, SUTTON COLDFIELD, B73 5SN - OFFERS AROUND £475,000

This spacious four bedroom semi detached family home occupies a highly convenient and sought after position within the popular residential area of Boldmere. Ideally situated within close proximity to Boldmere High Street, the property benefits from an excellent selection of independent shops, cafés, restaurants and everyday amenities. A range of well regarded local schools can also be found nearby, together with excellent public transport links and convenient road connections, making this an ideal location for families and commuters alike. Offering generous and versatile accommodation arranged over three floors, this delightful family home retains a wealth of original character and charm, complemented by a range of practical living spaces. The ground floor comprises a welcoming reception hall, lounge with feature fireplace, separate dining room, breakfast kitchen, conservatory, versatile office/playroom with raised mezzanine area and a shower room/utility. To the first floor are three well proportioned bedrooms and a family bathroom, whilst the second floor provides a spacious principal bedroom and an additional bathroom. Externally, the property benefits from a driveway providing off road parking and a generous, mature rear garden, offering an excellent setting for family enjoyment and outdoor entertaining. The property is approached via a stone driveway providing off road parking, complemented by a mature tree and established planting to the fore. A brick wall borders one side, with mature bushes to the other, whilst a stone step leads to:

ENTRANCE PORCH: Having a PVC double glazed entrance door with double glazed windows to either side, both facing the front elevation, and tiled flooring.

RECEPTION HALL: Entered via an original wooden front door with stained glass effect window and single glazed windows to either side. Having a radiator, tiled flooring, stairs rising to the first floor landing and oak and pine doors leading to:

LOUNGE: 14'10" max x 12'6" min x 11'6" max x 10'5" min Having a double glazed bay window to the front elevation, two radiators and wooden flooring. A particular feature of the room is the open coal fireplace, set upon a tiled hearth with wooden surround.

DINING ROOM: 15'3" x 10'7" max x 9'5" min Having aluminium double glazed patio door opening into the conservatory, radiator, wooden flooring and an open fireplace recess.

BREAKFAST KITCHEN: 15'2" x 10'10" A spacious breakfast kitchen having PVC double glazed French doors opening into the conservatory, with PVC double glazed windows to either side. Further PVC double glazed French doors provide access to the rear garden, with an additional window to the side. The kitchen is fitted with a stainless steel sink unit set within roll top work surfaces, incorporating inset draining grooves and matching upstands. There is space for a slimline dishwasher, space for electric range style cooker with tiled splashback, fridge freezer and breakfast table and chairs. Complemented by tiled flooring and a radiator.

GROUND FLOOR SHOWER ROOM/UTILITY: 6'2" x 6'2" Having a corner shower enclosure with tiled splashback, low flushing WC, hand wash basin and plumbing and space for a washing machine.

CONSERVATORY: 17'1" x 8'1" A spacious and versatile additional reception room, having double glazed windows overlooking the side and rear elevations, together with double glazed patio style doors providing access to the rear garden. Offering ample space for use as an additional sitting room, dining area or family room.

OFFICE/PLAYROOM: 12'2" x 6'1" Having a PVC double glazed window to the front elevation, radiator and wooden flooring. This versatile room is ideal for use as a home office, playroom or snug, with wooden steps leading to a raised mezzanine area providing an additional seating or relaxation space.

FIRST FLOOR LANDING: Having a PVC double glazed window to the side elevation, radiator, stairs rising to the second floor and doors leading to:

BEDROOM TWO: 15'5" max x 12'6" min x 10'9" max x 9'10" min Having a double glazed bay window to the front elevation, radiator, wooden flooring and ample space for bedroom furniture.

BEDROOM THREE: 12'2" x 10'6" max x 9'7" min Having a PVC double glazed window to the rear elevation, radiator, wooden flooring and space for bedroom furniture.

BEDROOM FOUR: 7'6" x 8'10" Having a double glazed window to the front elevation, radiator and space for bedroom furniture.

FAMILY BATHROOM: Having a PVC double glazed window to the rear elevation with partial obscure film. Fitted with a suite comprising a panelled bath with shower over, hand wash basin set within a vanity unit and low flushing WC. Complemented by tiled surrounds and a ladder style heated towel radiator.

SECOND FLOOR LANDING: Having a double glazed skylight to the front elevation, useful space for storage or use as a dressing area, and doors leading to:

BEDROOM ONE: 13'9" x 11'5" A spacious principal bedroom having three double glazed skylights, two overlooking the rear elevation and one to the front. Further complemented by a radiator, built in wardrobes and ample space for additional bedroom furniture.

SECOND FLOOR BATHROOM: Having a double glazed skylight to the rear elevation and a suite comprising a hand wash basin with tiled splashback, low flushing WC and a compact bath with shower attachment and tiled splashback.

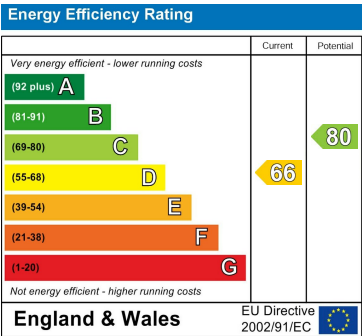
REAR GARDEN: To the rear of the property is a generous garden, featuring a block paved patio area providing an ideal setting for outdoor seating and entertaining. Beyond lies an extensive lawn, bordered by mature shrubs, bushes and established trees, providing a good degree of privacy. The garden is enclosed by fencing to all sides and offers excellent potential for further landscaping to suit a purchaser's individual preferences there is also a rear gate to the garden for easy access from Sunningdale Road.



TENURE: We have been informed by the vendor 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 : D COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.

