ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Spacious Semi Detached Family Home
- Sought After Location
- Close to Sutton Park, Local Amenities and Transport Links
- Spacious Lounge
- Separate Dining Room
- Modern Breakfast Kitchen with Central Island
- Ground Floor Shower Room and First Floor Family Bathroom
- Three well proportioned bedrooms
- Gas Central Heating & Newly Installed Double Glazing Throughout
- Extensive Rear Garden, Garage and Driveway





WESTWOOD ROAD, SUTTON COLDFIELD, B73 6UH - OFFERS AROUND £425,000

An exceptionally well-presented three-bedroom semi-detached family home, offering generous and versatile living accommodation, a contemporary breakfast kitchen with central island, two bathrooms and a substantial rear garden. Ideally situated in a sought-after residential location, within easy reach of Sutton Park, excellent local amenities, well-regarded schools and convenient transport connections. Occupying a desirable position on Westwood Road, this spacious and beautifully maintained family home presents an excellent opportunity for buyers seeking comfortable, stylish and versatile accommodation in one of Sutton Coldfield's established residential locations. Thoughtfully designed for modern family living, the property combines generous room proportions with contemporary features and an attractive, welcoming atmosphere throughout.

The accommodation briefly comprises an enclosed porch, welcoming reception hallway, separate dining room, spacious lounge and a beautifully appointed breakfast kitchen. The bright and inviting lounge enjoys direct access to the rear garden through French doors, creating a wonderful connection between indoor and outdoor living, while the separate dining room provides an elegant setting for family meals and entertaining. Undoubtedly one of the property's standout features is the contemporary breakfast kitchen, featuring an extensive range of fitted cabinetry, integrated appliances and a central island, creating a sociable heart to the home. To the first floor are three well-proportioned bedrooms, including an attractive principal bedroom with bay window, together with a contemporary family bathroom. The additional ground-floor shower room provides excellent convenience for busy family life and visiting guests.

Externally, the property benefits from a particularly generous and attractive rear garden, featuring multiple paved seating areas, an extensive lawn and established planting, providing an ideal setting for outdoor dining, entertaining and family enjoyment. A substantial driveway offers ample off-road parking for multiple vehicles, complemented by an integral garage providing valuable additional storage. The location is equally appealing, with convenient access to Sutton Park, offering beautiful open green spaces, woodland, lakes and recreational facilities. A variety of local shops, supermarkets, cafés, restaurants and everyday amenities can be found within the surrounding area, while Sutton Coldfield Town Centre offers a more extensive range of shopping, leisure and recreational facilities. The property is also well served by local transport links, providing convenient access to bus services, nearby railway connections and major road networks, making it an excellent choice for commuters travelling into Birmingham City Centre and surrounding areas. Combining an enviable location, generous accommodation and excellent outdoor space, this wonderful family home offers an outstanding opportunity for buyers seeking a property to enjoy for years to come. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

The property is approached via a generous tarmac driveway providing off-road parking for multiple vehicles, complemented by a decorative stone display to the side and access leading to:

ENCLOSED PORCH: Having PVC double glazed French doors to front, PVC double glazed windows to front and side elevations, laminate flooring and a further door leading into:

RECEPTION HALLWAY: Entered via a part obscure PVC double glazed entrance door, having an obscure PVC double glazed window to front, radiator, laminate flooring, stairs rising to the first-floor landing and doors leading to:

DINING ROOM: 14'05" MAX, 11'06" MIN x 11'00" Having an attractive PVC double glazed bay window to front, radiator and laminate flooring. This generously proportioned reception room provides an elegant and versatile setting for family dining and entertaining, with ample space for a substantial dining table and additional furniture.

LOUNGE: 18'04" x 9'10" A bright, spacious and inviting reception room, providing the perfect setting for relaxing and spending time with family. Featuring PVC double glazed French doors opening directly onto the rear garden, allowing natural light to fill the room and creating a wonderful connection between indoor and outdoor living. Having two radiators and ample space for a range of comfortable lounge furniture.

BREAKFAST KITCHEN: 17'00" MAX, 7'05" MIN x 11'09" MAX, 6'01" MIN Undoubtedly one of the property's standout features, this beautifully appointed and spacious breakfast kitchen combines contemporary styling with excellent practicality. Having a PVC double glazed bay window overlooking the rear garden, the kitchen is fitted with an extensive range of matching base and wall-mounted units with drawers, complemented by marble-effect work surfaces incorporating a composite sink and drainer. Integrated appliances include a five-ring gas hob with extractor hood over, oven, microwave, dishwasher and fridge freezer, together with space for an American-style fridge freezer and washing machine. A central breakfast island provides additional preparation space and storage, while creating a sociable setting for informal dining and entertaining. Further features include a PVC double glazed window to side, contemporary column radiator, tiled flooring, pantry-style storage cupboard and doors providing access to the garage and ground-floor shower room.

GROUND FLOOR SHOWER ROOM: A valuable addition to this family home, providing excellent convenience for guests and everyday living. Having an obscure PVC double glazed window to rear, contemporary shower enclosure, low flushing WC, floating wash hand basin, contemporary column radiator and tiled flooring.

FIRST FLOOR LANDING: Having an obscure PVC double glazed window to side, radiator, loft access point and doors leading to:

BEDROOM ONE: 14'02" MAX, 11'06" MIN x 10'02" MAX A spacious and welcoming principal bedroom featuring an attractive PVC double glazed bay window to front, allowing plenty of natural light to fill the room. Having radiator and ample space for a double bed, wardrobes and additional bedroom furniture, creating a comfortable and relaxing retreat.

BEDROOM TWO: 11'06" x 9'11" A further generously proportioned double bedroom, enjoying pleasant views over the rear garden through a PVC double glazed window. Having radiator and ample space for bedroom furniture, making this an ideal second bedroom or comfortable guest accommodation.

BEDROOM THREE: 8'04" x 7'11" A versatile and well-presented third bedroom having a PVC double glazed window to front and radiator. Offering excellent flexibility, this room would make an ideal child's bedroom, nursery, guest room or dedicated home office.

FAMILY BATHROOM: A beautifully presented contemporary family bathroom, having an obscure PVC double glazed window to rear and fitted with a stylish white suite comprising a panelled bath with Jacuzzi-style jets, shower over and glazed side screen, low flushing WC and wash hand basin set within a floating vanity unit. Complemented by tiled walls, tiled flooring and a ladder-style heated towel radiator, creating a bright and relaxing space.

GARAGE: Accessed via an up-and-over garage door to front, providing useful storage space and practical accommodation. Offering potential for conversion into additional living space, subject to obtaining any necessary planning permissions and building regulations approval. (Please check the suitability of the garage for your own vehicle.)

REAR GARDEN: A particularly impressive feature of this wonderful family home is its generous and beautifully established rear garden, offering an excellent outdoor space for family enjoyment, entertaining and relaxation. Immediately adjoining the property is a raised paved patio area, with steps descending to a further paved seating area, providing ideal settings for outdoor dining, summer barbecues and social gatherings. Beyond this lies an extensive lawn bordered by established shrubs, mature planting and bushes, creating a pleasant sense of privacy and an attractive green outlook. The substantial garden offers ample space for children's play equipment, gardening and outdoor activities, while providing an excellent opportunity for buyers to create their own landscaped retreat. A particular feature of the property is the additional lawned garden extending beyond the main garden area, offering further outdoor space and versatility.





















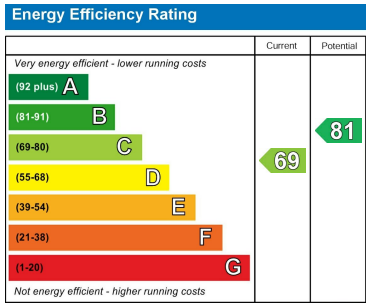
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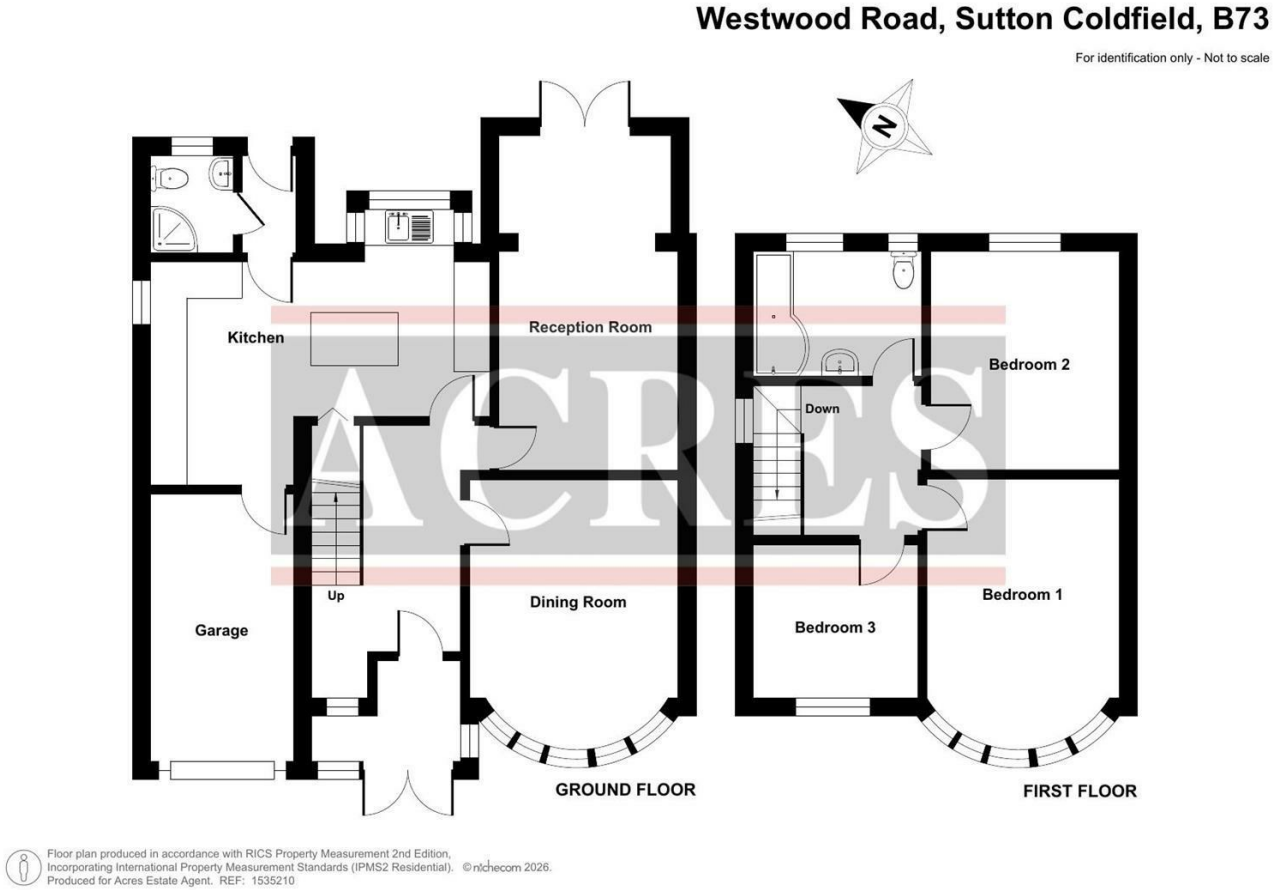
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101







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.