ACRES

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- Beautifully Renovated Three Bedroom Semi-Detached Family Home
- Offered For Sale With No Upward Chain
- Immaculately Presented & Ready To Move Straight Into
- Impressive Dual Aspect Lounge With French Doors To Garden
- Modern Fitted Kitchen With Integrated Appliances
- Newly Fitted Contemporary Family Bathroom & Guest WC
- Three Well Proportioned Bedrooms
- Generous Block Paved Driveway Providing Ample Off Road Parking
- Substantial Rear South Facing Garden With Newly Laid Porcelain Patio & Garden Shed
- Popular Withy Hill Road Location Close To Schools, Amenities & Transport Links





WITHY HILL ROAD, SUTTON COLDFIELD, B75 6HS - OFFERS AROUND £375,000

Occupying a desirable position on the popular Withy Hill Road, this beautifully renovated and immaculately presented three bedroom semi detached family home offers spacious, stylish and contemporary accommodation throughout. Having undergone extensive improvements, the property is ready for immediate occupation and is offered for sale with no onward chain. The accommodation briefly comprises a welcoming entrance hall, an impressive dual aspect lounge with French doors opening onto the rear garden, a well appointed fitted kitchen, useful inner lobby and newly fitted guest cloakroom/WC. To the first floor are three well proportioned bedrooms and a beautifully appointed, newly fitted family bathroom. Externally, the property continues to impress with a generous block paved driveway providing ample off road parking, together with a substantial rear garden featuring a newly laid porcelain patio, extensive lawn and newly constructed garden shed. Ideally situated on Withy Hill Road, the property enjoys a convenient and well regarded residential location, perfectly suited to families, first time buyers and those seeking a beautifully finished home requiring no further work. Property overlooks Withy Hill Park and is in close distance to Good Hope Hospital and a variety of local amenities, shops and everyday conveniences, together with well regarded schools catering for children of various ages. Excellent transport links provide convenient access to surrounding areas, making the property particularly appealing to commuters. Combining a comprehensive renovation, generous living accommodation and an excellent outdoor space, this outstanding home presents a fantastic opportunity for purchasers looking to move straight in and enjoy, with the additional advantage of no upward chain.
To the front of the property is a generous block paved driveway providing off road parking for multiple vehicles, complemented by a corner display of established trees and shrubs, adding greenery and privacy to the frontage.

ENTRANCE HALL: Accessed via a PVC double glazed entrance door to the front, with an additional obscure PVC double glazed window allowing natural light to enter. Having a useful storage cupboard, staircase rising to the first floor landing, tiled flooring and an opening leading into the kitchen, with a further door providing access to the lounge.

LOUNGE: 20'10" x 10'09" A spacious and well proportioned reception room enjoying an abundance of natural light through a PVC double glazed window to the front and PVC double glazed French doors opening directly onto the rear garden. The focal point of the room is an attractive electric brass fire set upon a marble hearth with matching inset and decorative wooden surround. Further benefits include laminate flooring and ample space for a variety of lounge and dining furniture, creating an ideal setting for both relaxation and entertaining.

KITCHEN: 10'10" x 8'06" A well appointed kitchen having a PVC double glazed window overlooking the rear garden. Fitted with a range of matching wall and base units with complementary wood effect work surfaces, incorporating a stainless steel sink and drainer unit. Further benefits include an integrated dishwasher, oven and hob, together with designated spaces for a washing machine and fridge freezer. Finished with tiled splashbacks and practical flooring. A door leads through to the inner lobby.

INNER LOBBY: Having a part obscure PVC double glazed door providing access to the side of the property, a useful storage cupboard and a further door leading into the guest cloakroom/WC.

GUEST CLOAKROOM/WC: Having an obscure PVC double glazed window to the rear and a newly fitted contemporary suite comprising a low flushing WC and hand wash basin set within a vanity storage unit. Further benefits include a panelled radiator and tiled flooring.

FIRST FLOOR LANDING: A bright and spacious landing having PVC double glazed windows to the front and side, allowing plenty of natural light. Featuring a return staircase, access to the loft space via a pull down ladder and doors leading to the three bedrooms and family bathroom.

BEDROOM ONE: 11'04" x 8'10" A well proportioned double bedroom having a PVC double glazed window overlooking the rear garden, radiator and ample space for a range of bedroom furniture.

BEDROOM TWO: 10'06" x 8'08" max, 7'06" min A further generously sized bedroom having a PVC double glazed window to the rear, radiator and space for a variety of bedroom furniture.

BEDROOM THREE: 11'00" max x 8'08" min x 6'04" A versatile third bedroom having a PVC double glazed window to the front, radiator and space for bedroom furniture. This room would also lend itself perfectly to use as a nursery, dressing room or home office, depending on individual requirements.

FAMILY BATHROOM: A beautifully appointed family bathroom featuring a newly fitted contemporary white suite comprising a panelled bath with shower over and glazed shower screen, low flushing WC and hand wash basin set within a stylish vanity storage unit. Further benefits include an obscure PVC double glazed window to the rear, heated towel radiator and ceramic tiled flooring.

REAR GARDEN: A particularly attractive and generously sized rear garden, ideal for families and outdoor entertaining. Immediately adjoining the property is a newly laid porcelain paved patio, providing an excellent space for outdoor seating, dining and relaxation. Beyond lies an extensive lawned garden, enclosed by fencing to the rear and sides, with established trees and shrubs adding a pleasant natural backdrop. Further benefits include a newly constructed garden shed providing useful storage and a side access gate leading to the front of the property.





















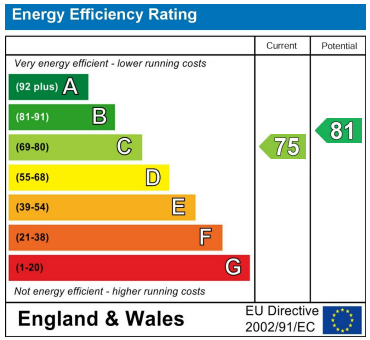
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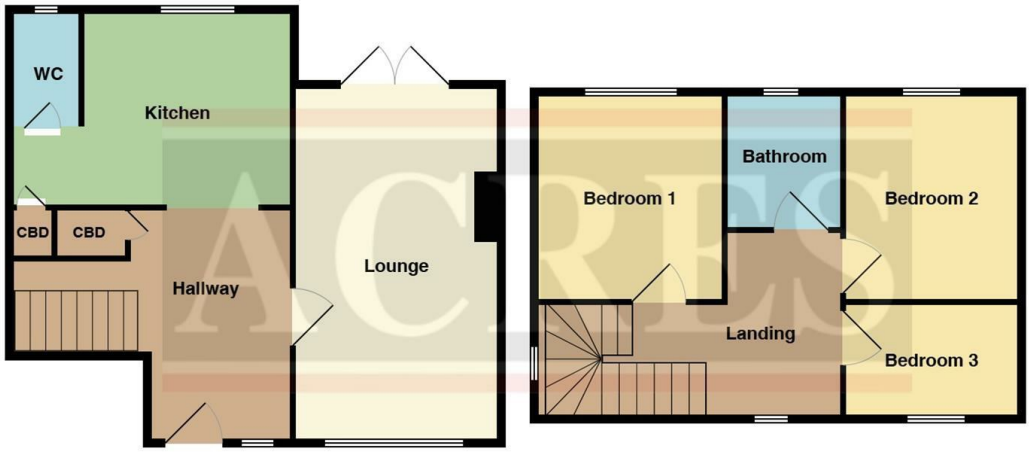
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C 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.