

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU  
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- \* An imposing period style property
- \* Wonderful hallways and landing space
- \* Drawing room, lounge, garden room
- \* Formal Dining room and breakfast room
- \* Beautifully fitted kitchen
- \* Master Suite with bedroom, sitting room, study and en-suite
- \* Four further double bedrooms
- \* Luxury family bathroom and second shower room
- \* Garage, utility and annexe (with opportunity to improve)
- \* Amazing gardens



***571 Chester Road, Sutton Coldfield, B73 5HU***

It is an honour to market for sale this incredible period style property that is beautifully presented internally and externally, plus it has an abundance of charm and features throughout. Internally the property enjoys, enclosed porch, welcoming entrance hall, with two staircases, guests cloakroom with access to large cellar, drawing room, formal dining room, generous family lounge, garden room, breakfast room and beautifully fitted kitchen. To the first floor is an excellent landing space, Master suite with large bedroom, sitting room, study and en-suite, four further double bedrooms, luxury bathroom with stand alone slipper bath and further shower room. Outside is a large garage, utility and rear annex that has the ability to improve and offer further accommodation. Outside is a wide fore garden with in and out driveway offering multiple parking space and to the rear is the perfect compliment with patio, long lawn and an abundance of flowering and verdant trees and shrubs. EPC to be confirmed. EPC D

Access is via A very wide planted and stone chipped fore garden with in and out driveway, offering multiple parking spaces leading to

**ENCLOSED PORCH** A delightful feature porch with windows to sides and front, double opening doors, tiled floor, timber and glazed reception door with half moon transom above into:

**ENTRANCE HALL** A lovely welcoming entrance with newel and balustrade staircase to first floor, radiator, medallion to ceiling, timber floor, door into under stairs storage cup, doors into Dining Room and Drawing Room, further doors into inner hallway with second staircase to first floor, radiator, decorative tiled floor, door to rear porch, lounge and lobby

**CELLAR** A very large cellar offering excellent storage space

**DRAWING ROOM 17'4" max into bay 15'0" min x 15'0"** Having sash bay window to front, deep coving and medallion to ceiling, dado rail, original style marble fire surround, two radiators,

**DINING ROOM 17'1" max into bay 15'0" min x 15'0"** Sash bay window to front, deep coving and medallion to ceiling, radiator, dado rail and beautiful feature fire surround with tiled back and hearth,

**FAMILY LOUNGE 19'7" max 18'5" min to chimney breast x 13'8"** A very generous living room with coving and medallion to ceiling, picture rail, another beautiful feature fire surround with open grate, tiled hearth, two radiators, sash window and double opening doors out into garden

**GUEST CLOAKROOM** Having a white close couple WC, wash hand basin, chrome ladder style radiator/towel rail, window, continuation of the tiled floor, and door down to cellar

**BREAKFAST ROOM 11'10" x 14'10"** Having a range of built in furniture to include dresser style unit with draw and base storage, glazed display and internal lighting, integrated fridge freezer, circular sink, sash window to either side, two radiators, two doors leading into:

**KITCHEN 12'0" x 12'0"** Fitted to compliment the breakfast room, having a range of drawer base and eye level cupboards, range style fitted cooker with inset extractor hood, Belfast style sink, granite and timber work surface, spotlights to ceiling, two double glazed windows to rear and window to side and continuation of timber floor

**GARDEN ROOM 9'5" x 5'8"** Having double glazed window to rear, side and front, matching double opening doors, tiled floor and radiator

**FIRST FLOOR LANDING** A wonderful landing space with sash window to front, access to loft space, archway leads to further landing space, second staircase, two windows to side, two radiators

**ATTIC/LOFT** A very large space with flooring and windows to either sides

**MASTER BEDROOM SUITE 15'0" x 15'0"** Having two sash windows to front, fire surround, dado rail, two radiators, door into lobby with door into shower room and door leading to landing dressing area

**DRESSING AREA** steps down to dressing area with double doors to built in wardrobes, door into sitting/study and

**EN-SUITE** Self contained shower cubicle with over head shower and rinser aid, wash hand basin, white close coupled WC, chrome ladder style radiator/towel rail, tiling to part walls, timber floor and window to rear

**STUDY 5'3" x 6'2"** Window to rear, radiator

**SITTING ROOM 10'1" min to wardrobe front 12'10" max to wardrobes x 7'7"** Window to front, radiator, built in triple wardrobes, timber effect floor, plus roof light

**GUEST BEDROOM 15'0" x 15'0"** Two sash windows to front, double glazed window to side, feature fire surround with tiled back and hearth, dado rails, radiator, second door to rear landing

**BEDROOM THREE 13'5" x 11'4" max 10'6" min** A third double bedroom with sash window over looking the rear garden, fire surround, dado rail and radiator

**BEDROOM FOUR 10'10" x 9'0"** A fourth double bedroom with sash window to side and further window to rear, radiator, dado rail

**BEDROOM FIVE 12'0" max 11'2" min x 12'0"** A fifth double bedroom with double opening half doors to rear, two radiators

**LUXURY FAMILY BATHROOM 10'7" x 11'2" max 8'3" min to cupboard front** Having a slipper style stand along bath and his and hers sinks set into a vanity unit, close coupled WC, bidet, door into two linen cupboards, sash window to rear with glorious garden views and period style radiator/towel rail

**SHOWER ROOM** Having a self contained shower cubicle with over head shower and rinser aid, white close coupled WC, wash hand basin set into vanity unit and tiling to part walls and floor

**REAR GARDEN** A perfect compliment to this wonderful house with patio to fore leading to a long lawn with planted borders including an abundance of flowering and verdant trees and shrubs

**GARAGE 32'05" x 12'00" (please check the suitability of this garage for your own vehicle)** Double opening door and pedestrian door, wall mounted gas central heating boiler, door to garden and door into

**UTILITY 11'1" x 8'3"** Base units, sink and double drainer, work surface, space and plumbing to washing machine, radiator, tiled floor and door to Annex

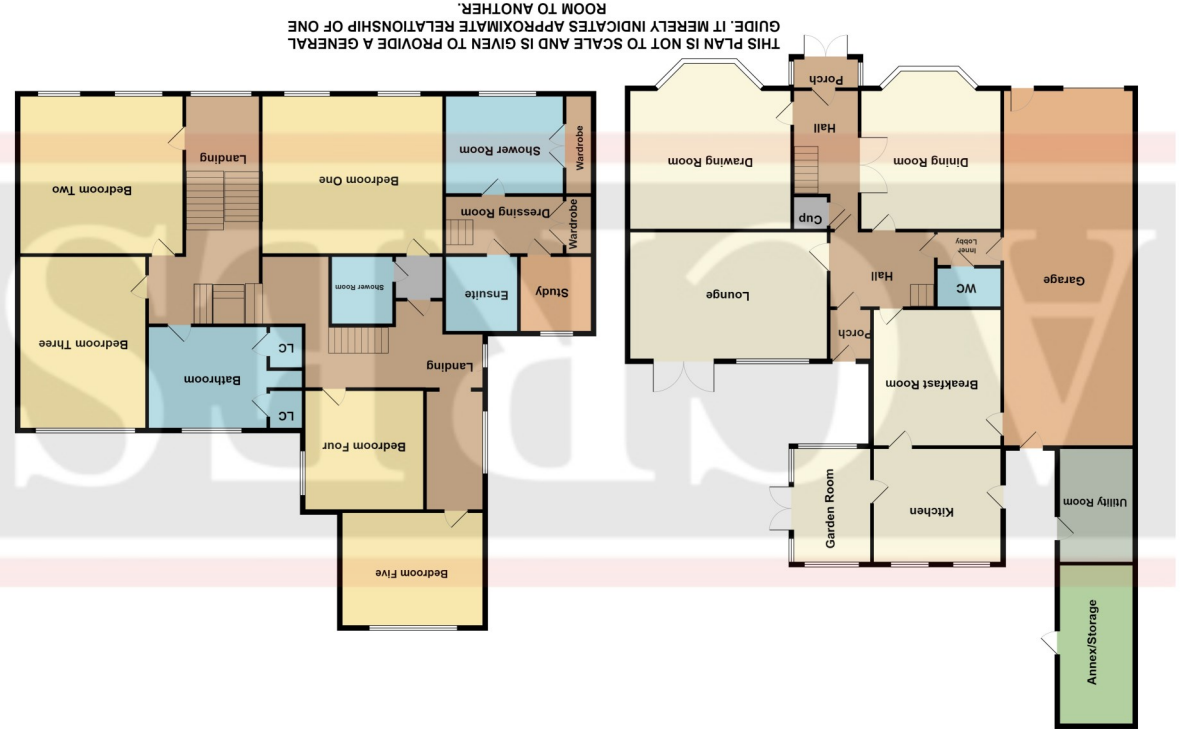
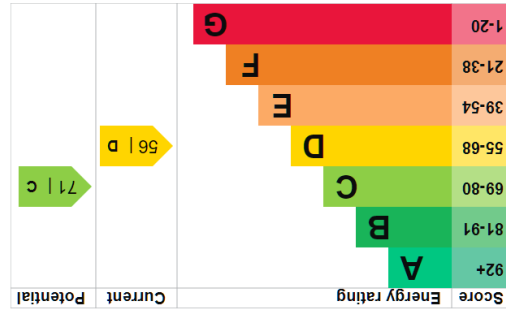
**ANNEX 25'1" x 8'1"** This is excellent space that could be updated to create further multi functional spaces



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



**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:** G

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 350 5533.