



- Two good bedrooms
- Well appointed white shower room
- Spacious lounge
- Large rear conservatory
- Fitted breakfast kitchen
- Allocated private parking area
- Set on a small drive way off Duke street
- Positioned in the heart of Sutton Coldfield
- Ideal for first time buyers



**DUKE STREET, SUTTON COLDFIELD, B72 1RJ - OFFERS IN EXCESS OF £285,000**

This delightful well-presented, freehold, end townhouse property is set on a small driveway off Duke Street right in the heart of Sutton Coldfield town centre. Complimented by gas central heating and having double glazing (both where specified) the property is centrally located within just a short stroll of an array of restaurants shops and further facilities as well of course being well served by excellent public transport links including local bus services and access to the cross-city rail line in Sutton Coldfield railway station. Briefly comprising' welcoming reception hall, spacious rear lounge opening to a large double-glazed conservatory, fitted kitchen having integrated appliances and space for small breakfast table, to the first floor there are two bedrooms together with a well-appointed white shower room. The property has a charming cottage style rear garden and a small private car park set to the side. An ideal first purchase for first time buyers to fully appreciate the property on offer we highly recommend and internal inspection. Council Tax band C

Access is gained to the property via a multi locking front door with glazed inset opening to

**WELCOMING RECEPTION HALL:** Radiator, stairs off

**REAR LOUNGE:** 14'02" into bay x 12'04" Wide Bay window with double French doors opening to rear conservatory, radiator, internal window to kitchen

**REAR CONSERVATORY:** 12'05" x 10'00" Full width double glazed windows with central double patio doors opening to garden

**FITTED KITCHEN:** 12'09" x 6'08" Double glazed window to fore, single bowl sink set into rolled edged worksurfaces having tiled splashbacks, there are a range of fitted units to both base and wall level including drawers, elevated electric oven, fitted gas hob having extractor canopy over , recesses for washing machine, dishwasher and fridge freezer, space for breakfast table, radiator

**STAIRS TO LANDING:**

**BEDROOM ONE:** 12'02" x 9'05" Two double glazed sash windows to front, radiator, good two built in storage cupboard/wardrobe

**BEDROOM TWO:** 9'08" x 8'09" Double glazed sash window to rear, radiator

**SHOWER ROOM:** 8'09" x 6'08" Obscure double glazed sash window to rear, large shower cubicle with glazed splash screens, further matching white suite comprising wash hand basin, low flushing wc, tiled splashbacks and floor, radiator

**OUTSIDE:** Set to the rear there is a charming low maintenance cottage style garden having a seating area, timber shed, fencing, a variety of mature shrubs and bushes together with mature trees providing privacy

**PARKING:** Set to the side of the properties there is a small private parking area enclosed by timber fencing providing both parking for both residents and visitors



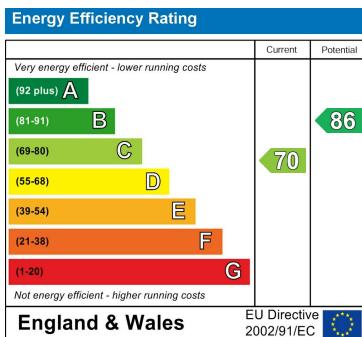
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TENURE:

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 : C

VIEWING: Highly recommended via Acres on 0121 321 2101



Duke Street, Sutton Coldfield



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.