



- Two double bedrooms
- Stairs to boarded loft with windows
- Family bathroom with white suite
- Front lounge
- Rear dining room to conservatory
- Enlarged fitted kitchen
- Garage to rear
- Mature rear garden
- Set close to shops & local amenities



KINGS ROAD, SUTTON COLDFIELD, B73 5AF - OFFERS IN EXCESS OF £250,000

Set in a central convenient location, just a short stroll from New Oscott shopping centre where you will find a variety of additional amenities, the property has local bus services readily available together with schooling. Complimented by gas central heating and having Pvc double glazing (both where specified) this enlarged freehold semi-detached family home briefly comprises, enclosed porch, reception hall, front lounge, rear dining room, conservatory, enlarged fitted kitchen with appliances, to the first floor there are two double bedrooms together with a family bathroom having white suite, a staircase gives access to a large open loft being boarded, having windows and radiator. Set to the rear is a mature garden together with a garage and door accessing rear vehicle right of way, all of which to fully appreciate we recommend an internal inspection. Council tax band C

Set back from the roadway behind lawned fore garden with pathway, access is gained to the property via a Pvc double glazed door opening to

FULLY ENCLOSED PORCH: obscure glazed door to

RECEPTION HALL: Obscure leaded light window to front, double radiator

LOUNGE: 14'0 max 11'01" min 10'07" max 9'06" min Pvc double glazed bay window to front, radiator, fitted gas fire

DINING ROOM: 14'03" x 10'06" max 9'03" min Bay window to rear with French door to conservatory, double radiator, gas fire

CONSERVATORY: 8'06" x 8'0 Pvc double glazed windows to side and rear, double radiator

FITTED KITCHEN: 13'03" x 5'10" Double glazed window and half part double glazed door to rear, single drainer sink unit having base unit beneath, there are a further range of fitted units to both base and wall level including drawers, complimentary rolled edge work surfaces having tiled splashbacks, stainless steel appliances, comprising gas hob, electric oven, splashback and extractor, recesses for dishwasher, fridge/freezer and washing machine, radiator

STAIRS TO LANDING: Pvc double glazed leaded light window to front with further leaded light obscure window to side, radiator, potential study/den area with built in cupboard

BEDROOM ONE: 14'04" x 12'0 Pvc double glazed window to rear, double radiator

BEDROOM TWO: 14'02" max 10'10" min x 12'0 PVC double glazed window to front, double radiator, fitted clothes hanging rails and drawers to full width

BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing Wc, tiled splashbacks, radiator

STAIRS TO LOFT:

BOARDED LOFT: 13'06 x 10'06" Double glazed window to rear, double radiator, wash hand basin and Wc

OUTSIDE: Patio area to a lawned rear garden having mature shrubs and bushes

REAR GARAGE: 15'4" max 7'07" min 10'08" max 7'06" min Pvc double glazed windows and door to rear garden, door accessing rear vehicular right of way



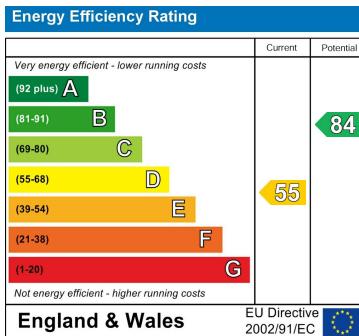
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



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.