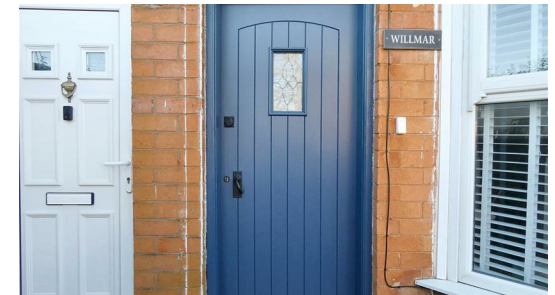


ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk

@ www.acres.co.uk

- A lovely period style property
- Dining Room
- Spacious living room
- Comprehensively fitted kitchen
- Two double bedrooms
- Very generous bathroom with white suite
- Fore Garden
- Rear garden with shared pedestrian access
- Viewing is essential



PENNS LANE, SUTTON COLDFIELD, B72 1BD - OFFERS AROUND £230,000

This is a superb period style, freehold property that is situated perfectly in the heart of Wylde Green, Sutton Coldfield close to many amenities including shops, restaurants, schools and the Cross city Railway. The interiors offer excellent accommodation throughout and include the following a lovely dining room leading to a spacious lounge with feature fire surround and open access to a modern styled fitted kitchen with a comprehensive range of grey toned units. To the first floor are two double bedrooms and an excellent bathroom with white suite. Outside is a fore garden and to the rear is a garden with patio and lawn plus gate to shared pedestrian access. Viewing is essential to appreciate quality and location EPC rating D and council tax band B.

Access is via a fore garden with brick wall to front and wrought iron decorative railing

Feature reception door into

DINING ROOM 12'10" max into bay 11'1" min x 11'2" max 10'00" min Double glazed bay to front, feature fire surround with tiled back and living flame effect fire, timber effect floor, radiator and inset mat well

LOUNGE 15'4" x 11'2" max 10'00" min A very generous living room with lovely period style fire surround, decorative tiled cheeks and living flame effect fire, double glazed window to rear, staircase to first floor, radiator, timber effect floor and open access into

KITCHEN 13'10" x 6'5" Having a comprehensive range of grey units to include drawer, base and eye level cupboards, four ring gas hob with extractor hood over and electric oven under, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel one and half bowl sink and drainer, integrated fridge and freezer, work surfaces and tiling to splash backs, double glazed window to rear and side, door to garden

FIRST FLOOR LANDING Doors into

BEDROOM ONE 11'2"x 11'3" max 10'2" min to chimney breast A double bedroom with double glazed window to front, radiator

BEDROOM TWO 12'00" x 8'1" max 7'1" min Double glazed window to rear, radiator, plus over stairs storage and access to loft

BATHROOM 14'00" 11'6" min x 6'4" max A large bathroom with a white sink including corner bath with over head shower and shower screen, wash hand basin set into a vanity unit, close coupled WC, door into boiler cupboard, tiling to part walls, radiator

GARDEN Patio to fore leading to a lawn and shared pedestrian access



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 : B

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.