

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Traditional three bedroom semi detached home
- Two reception rooms
- Fitted kitchen with large adjoining utility room
- First floor bathroom with separate WC
- Generous rear garden with excellent potential
- Garage
- Driveway providing off road parking
- Gas central heating and double glazing windows (where specified)
- No Chain
- Viewing is recommended



DOUGLAS ROAD, SUTTON COLDFIELD, B72 1NG - OFFERS AROUND £375,000

Situated within a highly sought after and well-established residential location, this traditional three bedroom semi detached home enjoys a superb position close to well regarded local primary and secondary schools, excellent transport links, and the wide range of shops, restaurants and amenities available within Sutton town centre. Set on a large plot, behind a generous frontage with a driveway and garage, the property retains a number of attractive character features including, stain glass windows, elegant bay fronted rooms and feature fireplaces, while offering spacious well proportioned accommodation throughout, making it ideally suited for families or buyers looking to put their own stamp on a property. Internally the property benefits from a welcoming entrance hall, two spacious and versatile reception rooms including a light filled bay fronted dining room and an inviting rear lounge with patio doors opening onto the garden, a fitted kitchen, and a generously sized utility room with access into the garage. To the first floor, there is an airy landing, three well proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property boasts an extensive rear garden, providing fantastic space for outdoor entertaining and family activities, or further landscaping, with additional potential to create a purpose built home office or workshop towards the far end.

Access is via a tarmac driveway with block paved border, a lawned fore garden with decorative planted borders, attractive brick frontage and access leading to:

ENTRANCE HALL: An arched decorative front entrance door with a featured stained glass circular window and matching stained glass side window, radiator, staircase rising to the first floor landing, door to a useful under stairs storage cupboard, and further doors leading to:

DINING ROOM: 13'00" into bay window (max) x 10'11" / 10'10" (max) narrowing to 9'08". Single glazed bay window to the front with decorative stained glass panels above, radiator, coal effect feature fireplace set upon a marble hearth with inset and wooden surround.

LOUNGE: 12'05" x 10'10" (max) narrowing to 9'08" PVC double glazed patio doors opening onto the rear garden with double glazed windows to either side, radiator, coal effect fireplace set on a marble hearth with insert and wooden surround.

KITCHEN: 8'11" x 6'11" PVC double glazed window to the rear, stainless steel sink and drainer set within a wood effect worksurface, matching wall and base units with draws, tiled splashback areas, space for an oven and space for an under counter fridge.

UTILITY ROOM: 14'02" x 6'10" PVC double glazed door opening to the rear garden with matching side window, fitted base and wall units with roll top work surfaces, space for additional white goods, half tiled walls, door providing access to the garage, and a further door leading to an additional storage cupboard.

LANDING: Single glazed stained glass window to the side with secondary glazing, loft access point and doors leading to:

BEDROOM ONE: 13'06" into bay window x 9'08" (min) / 10'11" (max). Single glazed large bay window to the front, radiator, and ample space to accommodate bedroom furniture.

BEDROOM TWO: 15'00" into bay window x 9'09" PVC double glazed bay window overlooking the rear garden, radiator, two fitted wardrobes.

BEDROOM THREE: 7'06" x 6'11" Single glazed window to the front with added secondary glazing, radiator.

BATHROOM: Obscure PVC double glazed window to the rear, panelled bath with shower over, hand wash basin, tiled wall surrounds, and a useful storage cupboard.

SEPARATE WC: Obscure PVC double glazed window to the side, low flushing WC, and tiled surrounds.

REAR GARDEN: A private rear garden, beginning with a paved patio seating area, leading onto an expansive lawned garden, bordered by mature shrubs and bushes to both sides. A paved pathway continues to the far end of the garden, which offers excellent potential for further landscaping, an allotment area, additional lawn space, or the creation of a purpose built home office or workshop.

GARAGE: Accessed via an electric up and over garage door, providing valuable additional storage or parking space. (Please check the suitability of this garage for your own vehicle).

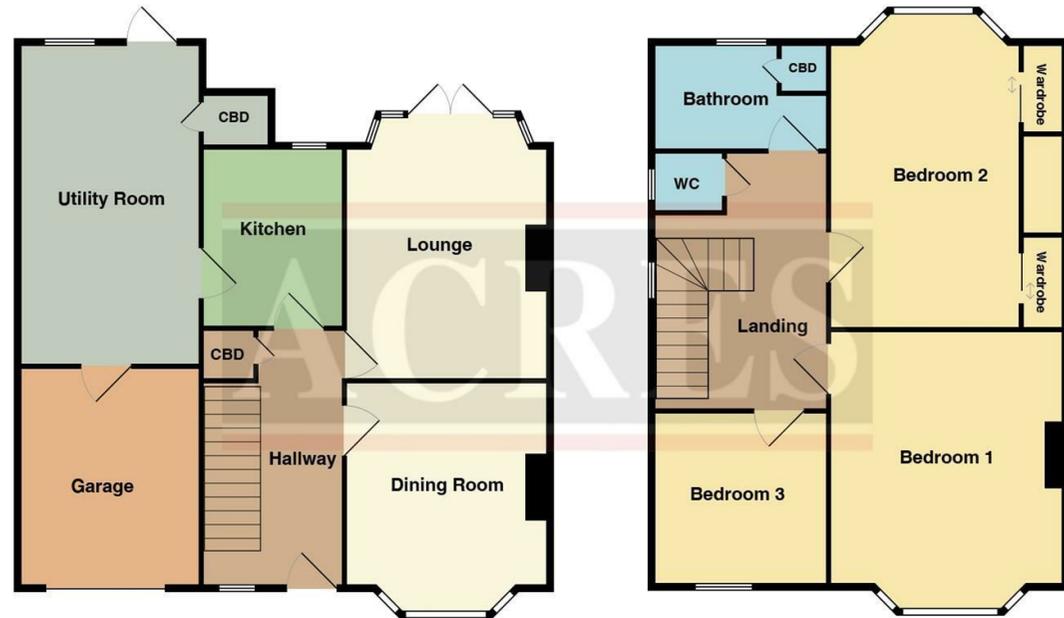


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.