



- No onward chain
- Two double bedroom
- Large well appointed bathroom
- Attractive lounge with feature fireplace
- Dining/day room with fireplace
- Comprehensively fitted kitchen with integrated appliance's
- Utility room & Guest wc
- Rear garden
- Twin permit holder parking
- Retaining great style charm and character



**PARK ROAD, SUTTON COLDFIELD, B73 6BX - OFFERS AROUND £325,000**

This quite delightful charming thoughtfully improved freehold town house is set amongst a row of delightful cottages within a central convenient location. Positioned just a short stroll from Sutton Park excellent public transport links including access to the cross-city rail line the property is similarly placed to Sutton Coldfield town centre. Complimented by gas central heating and having pvc double glazing (both where specified) to fully appreciate this delightful property together with its true deceptively spacious proportions we highly recommend an internal inspection. Briefly comprising courtyard garden leading to front reception room/dining room, attractive spacious rear lounge both having fireplaces, comprehensively fitted kitchen having a range of integrated appliances rear utility room/lobby/guest wc. To the first floor there are two double bedrooms both having decorative fireplaces with the master additionally having fitted wardrobes furthermore there is a well-appointed white bathroom suite. The property has a rear garden. The property offers twin permit holder parking facilities. Council tax band C

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**DINING ROOM/FRONT RECEPTION ROOM 13'06" max 11'04" min 11'10" max 10'07" min:** Double glazed sash square bay window with period stained glass to fore, coal effect gas fire set into a tiled surround having mantel over, two side fitted base units, double radiator, exposed wooden stained floor

**INNER HALLWAY:** Having shelving and storage cupboard opening to

**REAR LOUNGE 12'03" x 11'092 max 12'03 x 11'09" max 10'06" min:** Pvc double glazed double French doors to rear, coal effect gas fire having half and pewter fire surround, radiator, exposed wooden stained floor

**FITTED KITCHEN 12'03" x 6'00":**Pvc double glazed window to side, one and a half bowl sink unit set into rolled edged worksurfaces having tiled splashbacks, there are a range of fitted units to both base and wall level including drawers, Integrated fridge freezer and dishwasher , fitted double oven and grill with matching stainless steel gas hob, splashback and extractor canopy over, tiled floor

**REAR LOBBY/LAUNDRY AREA:** Part pvc double glazed door to side, radiator, space and plumbing for washing machine having shelving over

**GUEST CLOAKROOM/WC:** Pvc double glazed obscure window to side, white low flushing wc wash hand basin, radiator, tiled splashbacks and floor

**STAIRS TO LANDING**

**BEDROOM ONE 1'04" x 10'06" max 9'04" min:** Two sash windows to fore, decorative fire grate with fire surround, two double fitted wardrobes having storage cupboards above, radiator

**BEDROOM TWO 12'06" x 11'10" max 10'07" min:** Sash window to rear decorative fire grate with fire surround, built in storage cupboard

**BATHROOM:** Sash obscure window to rear, matching white suite comprising bath, vanity wash hand basin with base unit underneath, low flushing wc, enclosed shower cubicle with glazed splash screens, tiling to walls, ladder style radiator

**OUTSIDE:** Paved patios area having timber fencing, shed and gate opening to a rear communal alleyway providing access to Upper Clifton Road



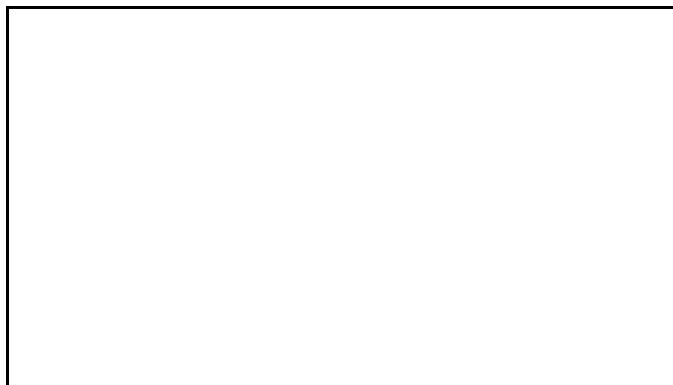
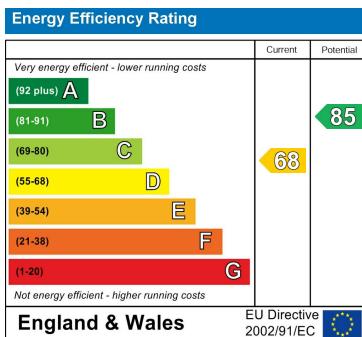
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TENURE:

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



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.