

ACRES

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- Well presented detached bungalow
- Block paved driveway
- Spacious lounge
- Generous fitted kitchen
- Three bedrooms
- Modern shower room
- Tiered rear garden
- Garage
- Internal viewing is highly recommended.
- No chain



COLLEGE FARM DRIVE, , B23 5YE - OFFERS AROUND £350,000

This well presented and deceptively spacious bungalow offers versatile accommodation, generous off road parking, and a thoughtfully landscaped rear garden and is being sold with no chain. The property has been well maintained throughout and benefits from a flexible layout that would suit a range of buyers, from downsizers to families seeking single level living. Set behind a block paved driveway providing parking for multiple vehicles and a garage with through access. The home enjoys both practicality and privacy. Internally, the accommodation is complemented by a modern kitchen, three bedrooms, and a contemporary shower room, while externally the tiered rear garden offers multiple seating areas ideal for entertaining or relaxing. Accessed via a block paved driveway providing off road parking for multiple vehicles, with a stone chipped fore garden to the front. Access is provided to the front of the garage and the main accommodation.

PORCH: PVC double glazed French doors to the front with matching PVC double glazed windows to each side, providing a bright and welcoming entrance space.

HALL: Composite entrance door opening into the lounge area with doors leading to the remaining accommodation.

LOUNGE: 19'03" max x 11'03" max (12'04" min x 8'02" min) A spacious reception room featuring a PVC double glazed box bay window to the front, radiator with decorative cover, and an electric flame effect fire set within a decorative hearth, inset and surround. Finished with laminate flooring.

KITCHEN: 20'11" x 8'01" PVC double glazed patio door opening to the rear garden. Fitted with a one and a half bowl sink and drainer set into roll top work surfaces, with a range of matching base and wall units and drawers. Integrated eye level oven and grill, four ring electric hob with extractor hood over, tiled splashbacks, laminate flooring, and space for a fridge/freezer, washing machine, and dishwasher.

BEDROOM ONE: 14'02" max x 7'08" max (5'07" min x 4'03" min) PVC double glazed patio door to the rear, radiator, and space for a dressing area.

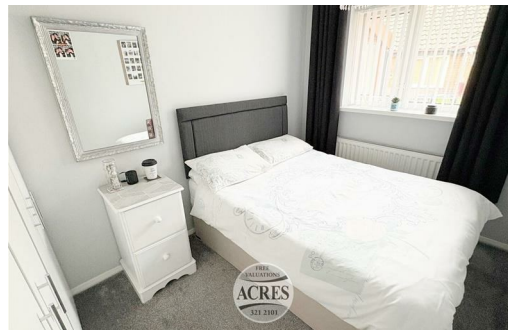
BEDROOM TWO: 10'11" x 7'06" PVC double glazed window to the side and radiator.

BEDROOM THREE: 9'05" x 7'10" PVC double glazed window to the front and radiator.

SHOWER ROOM: Obscure PVC double glazed window to the front. Comprising a large enclosed walk in shower, low flushing WC, hand wash basin set within a floating vanity unit, floating storage cupboard, chrome effect ladder style radiator, tiled flooring, and fully tiled surrounds.

GARDEN: Paved patio area with a covered seating space, leading to a tiered garden with decking creating additional seating areas at varying levels. Surrounded by established bushes and shrubs, with a timber shed to the rear. The garden is private and provides access to the garage.

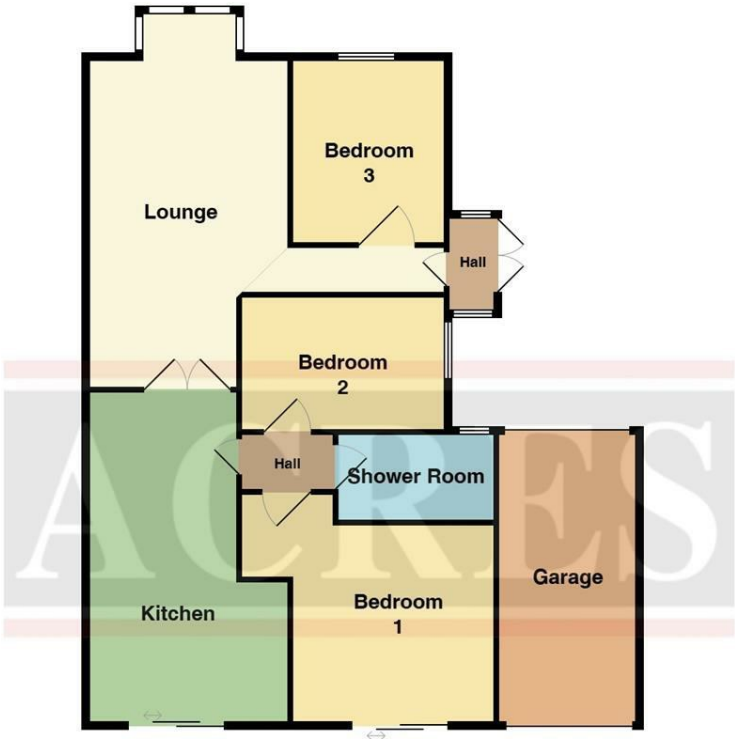
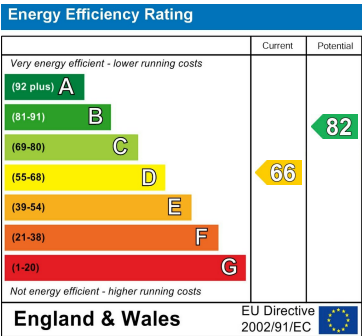
GARAGE: Fitted with electric roller doors to both the front and rear, offering convenient through access. (Please check the suitability of this garage for your own vehicle)



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 : C COUNCIL :

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.