

# ACRES

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- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SINGLE STORY EXTENTION
- NO CHAIN
- FULLY RENOVATED THROUGHOUT
- GARAGE
- STUNNING OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- BLOCKED PAVED DRIVEWAY



**MAPLE ROAD, SUTTON COLDFIELD, B72 1JP - OFFERS OVER £420,000**

This recently renovated spacious much improved and well presented freehold demi detached family home is set in a central convenient location. Recently blocked paved, fully rendered home with a modern contemporary style throughout. Access is gained to the property via a composite door into the welcoming reception hall having marble effect flooring. To the first floor there is a generous size living room the property also benefits from a single-story extension with an open plan kitchen dining area with built in appliance's and bi-folding doors giving access to the rear garden, A single garage is attached which has an electric fob operated shutter door. The property has three good sized bedrooms, the family bathroom and downstairs guest wc have been recently renovated to a high standard. To fully appreciate this spacious, modern, newly renovated home and its many features we highly recommend an internal inspection. Located in a great area for schooling, amenities and access links into the Sutton Coldfield area. Briefly comprising welcoming reception hall, spacious lounge, open plan extended kitchen diner, fitted kitchen with integrated appliance's and bifolding doors, downstairs wc. To the second floor there are three good bedrooms with a well-appointed family bathroom. The garden has a width paved area with a lawned rear garden to the front of the property there is a newly renovated single garage with electric and electric shutters. Council tax band C

HALLWAY: Marble effect tiling to floors, spotlights throughout, storage cupboard underneath stairs, radiator

STAIRS TO LANDING:

LIVING ROOM 17'04" x 9'11": Pvc double glazed window to front, Spotlights throughout, carpeted, radiator

DOWNSTAIRS WC: Marble tile effect tiling to floor, toilet, wall hung sink, spotlights and extractor fan

OPEN PLAN EXTENDED KITCHEN DINING AREA 21'02" max x 20'00 max x 11'10" min: Marble effect tiling to floor throughout, spotlights, bifolding doors to rear garden, two radiators, newly fitted kitchen with built in gas hob and extractor fan, marble effect tiled splashback, wall and base units, double oven. Built in microwave fridge freezer, dishwasher and washer dryer

LANDING: Pvc double glazed window to front, radiator, loft access, carpeted throughout

BEDROOM ONE 11'11" max x 8'06": Pvc double glazed window to rear, spotlights, radiator and carpeted throughout

BEDROOM TWO 10'00" x 9'06": Pvc double glazed window to front, radiator, carpeted throughout, spotlights

BEDROOM THREE 9'11" x 8'06": Pvc double glazed window to rear, spotlights, radiator, carpeted throughout

BATHROOM 7'01"x 6'04" x: Pvc double glazed window to rear tiled floor, marble effect tiled walls, Toilet with back basin, sink with built in units below, towel radiator, bath with shower over, extractor fan

OUTSIDE: Block paved area, lawned rear garden, timber fencing entrance to

GARAGE: Electric operated garage door, newly fitted baxi boiler, electric sockets and two ceiling light points (please check the suitability for your own vehicle)

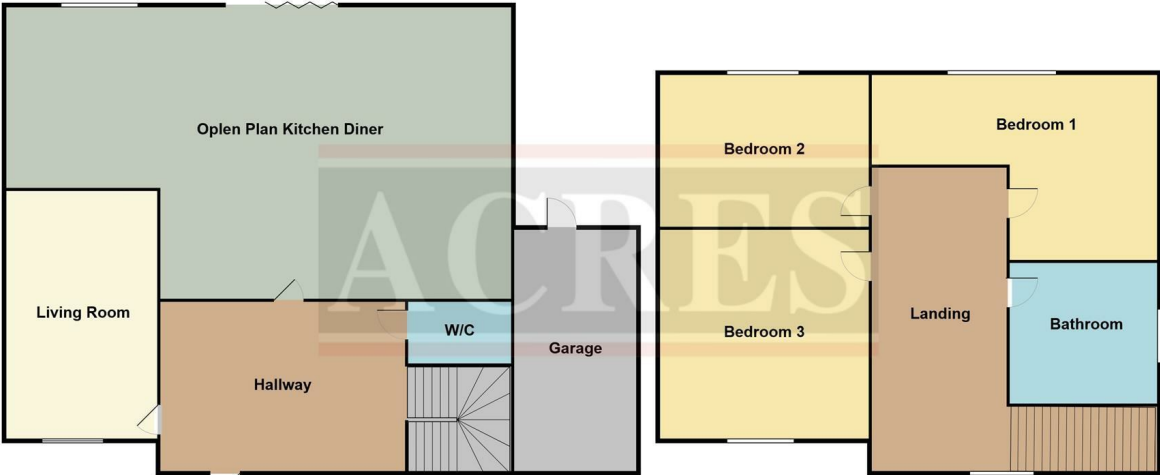
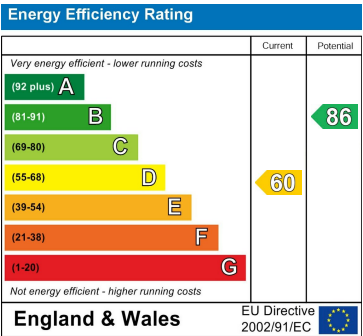




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : 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.