

ACRES

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

@ www.acres.co.uk

- Spacious family home set on a generous corner plot
- Block paved driveway
- Spacious Lounge
- Fitted kitchen
- Bright conservatory
- Jack & Jill shower room and further bathroom
- 5 Good sized bedrooms
- Rear garden with patio, pergola seating area and outbuildings
- Convenient location close to local amenities, schools and transport links
- Internal viewing is highly recommended



FALCON LODGE CRESCENT, , B75 7RD - OFFERS AROUND £450,000

Situated on a generous corner plot, this substantial and well-presented family home enjoys a highly convenient residential position, offering excellent access to local amenities, schools, shops and transport links. The property is ideally placed for commuting while still benefiting from a quiet setting, making it perfectly suited to growing families or those seeking versatile living space both inside and out. The home itself offers spacious and flexible accommodation over two floors, including multiple reception areas, five bedrooms and two shower rooms, complemented by a conservatory and a superbly arranged rear garden. Further benefits include a block paved driveway providing off road parking for multiple vehicles, PVC double glazing, gas central heating and a variety of useful outbuildings.

Accessed via a block paved driveway on a corner plot providing parking for multiple vehicles, with brick walling to the front and side and a storm porch canopy with lighting.

ENTRANCE HALL: Composite front entrance door with decorative central panel, radiator with cover, stone tiled flooring, stairs to first floor landing and doors leading to accommodation.

LOUNGE: 15'00" x 14'01" max (11'07" min) PVC double glazed bay window to front, radiator with cover, electric coal effect fire set within a fireplace with brick wall inset, and wood effect flooring.

KITCHEN: 18'06" x 9'06" PVC double glazed window to rear and PVC double glazed French doors opening into the conservatory. Fitted with a range of matching wall and base units with drawers, decorative worktops with upstands, inset sink, breakfast bar area, double eye-level oven, five-ring gas hob with extractor hood over, space for fridge freezer, integrated dishwasher, integrated washing machine, radiator, stone-effect tiled flooring and two further doors leading to cupboards.

CONSERVATORY: 18'03" x 7'07" Three PVC double glazed windows to rear, PVC double glazed French doors to side, laminate wood effect flooring and column radiator.

BEDROOM THREE: 11'08" x 8'11" PVC double glazed window to front, radiator, fitted corner wardrobe, laminate flooring and door leading to the Jack & Jill shower room.

BEDROOM FOUR: 11'06" x 9'06" min (14'08" max) PVC double glazed French doors to rear, column radiator and door to Jack & Jill shower room.

JACK & JILL SHOWER ROOM: Contemporary suite comprising an enclosed corner shower unit, low flushing WC, hand wash basin set within a floating vanity unit, ladder-style radiator, tiled flooring, half tiled walls and obscure PVC double glazed window to rear.

FIRST FLOOR LANDING: PVC double glazed window to side and doors leading to:

BEDROOM ONE: 11'07" x 11'06" PVC double glazed window to front, radiator, laminate flooring and fitted wardrobe.

BEDROOM TWO: 11'07" x 9'05" PVC double glazed window to rear, radiator, fitted large drawers and laminate flooring.

BEDROOM FIVE: 11'07" x 7'11" min (9'10" max) PVC double glazed window to front, radiator and laminate flooring.

SHOWER ROOM: Obscure PVC double glazed window to rear, contemporary suite comprising walk in shower with tiled surround and glass screen, low flushing WC, hand wash basin set within a floating vanity unit and tile effect flooring.

REAR GARDEN: A block paved patio area leads to a storage shed with two access points and a brick built room currently used as a utility space. The garden further benefits from an AstroTurf seating area with pergola cover, steps leading up and convenient side access

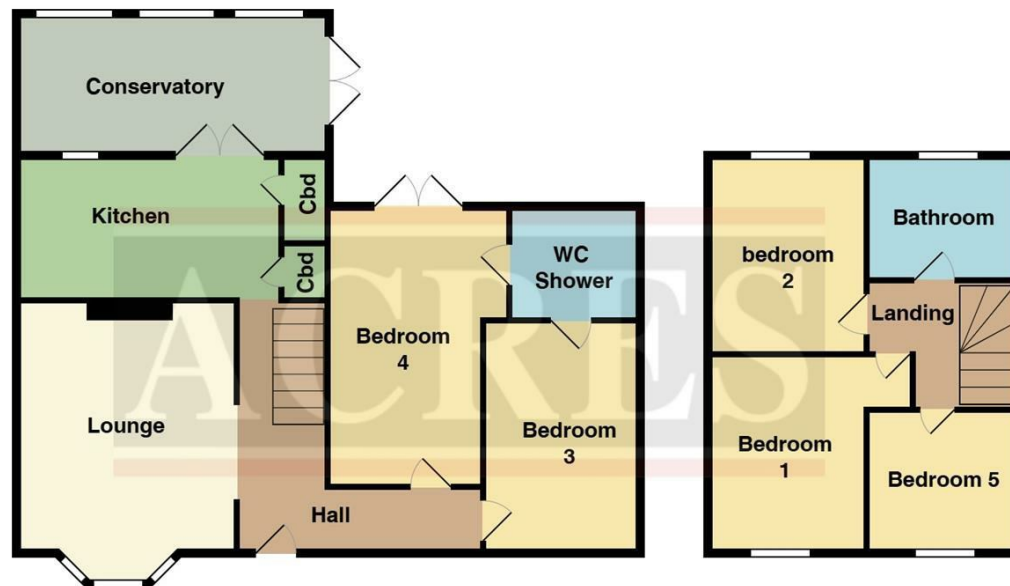


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B **COUNCIL :**

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		
(69-80) C		
(55-68) D		
(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.