

# ACRES

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- \* A fabulous modern styled property
- \* Occupying a superb corner position
- \* Entrance Hall
- \* Stylish Family Lounge
- \* Dining Kitchen
- \* Three Excellent Bedrooms
- \* Bathroom
- \* Large fore garden with lawn and driveway leading to garage front
- \* Generous rear Garden
- \* Viewing is essential



***41 Blakemore Drive, Sutton Coldfield, B75 7RW – Offers in the region of £365,000***

Welcome to Blakemore Drive, this is a charming, freehold detached property in a lovely residential location close to many amenities including Good Hope Hospital, parks, schools and The Royal Town of Sutton Coldfield. As you step inside, you'll be greeted by an entrance hall leading into a spacious and well presented lounge leading into a dining kitchen that is perfect for entertaining. To the first floor this property boasts three excellent bedrooms and a bathroom with white suite. Outside this property is situated beautifully in a lovely corner position so the fore garden is large including a large lawn to both front and side plus a driveway leading to garage front. To the rear is the perfect garden with both patio and large lawn. Don't miss out on the opportunity to make this house your own and enjoy the peaceful surroundings of Blakemore Drive. EPC rating D and Council tax band D.

Access is via a very large garden that is to the fore and side, brick blocked driveway offering parking space and access to garage, double glazed reception door leading into

**HALLWAY** Radiator, staircase to first floor and door into

**LOUNGE 15'3" x 11'10" max 9'10" min** A stylish lounge with double glazed bay window to front with deep display sill, fire surround with living flame effect fire, radiator and door into

**DINING KITCHEN 15'1" x 10'7" max 10'6"** A spacious dining kitchen

**KITCHEN AREA** Having a range of drawer and base units, work surfaces, four ring gas hob with oven below, space and plumbing for washing machine, sink and drainer, double glazed window, door into under stairs storage and door to side

**DINING AREA** Double glazed window to rear over looking the garden, radiator, space for dining furniture

**FIRST FLOOR LANDING** Access to loft, double glazed opaque window and doors into storage cupboard

**BEDROOM ONE 14'3" x 8'6"** A very large double bedroom, double glazed window to front, radiator

**BEDROOM TWO 11'10" x 8'4"** Double glazed window to rear, radiator

**BEDROOM THREE 9'10" x 6'6" (less stairwell)** Double glazed window to front, radiator

**BATHROOM** White suite with panelled bath with shower above, pedestal wash hand basin, close coupled WC, double glazed patterned window, radiator, tiling to part walls

**GARAGE (please check the suitability of this garage for your own vehicle)** Up and over door, courtesy door to rear

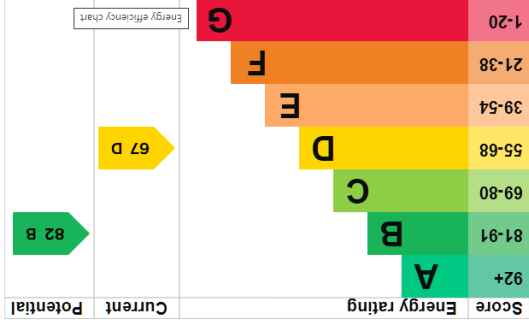
**REAR GARDEN** A large garden with patio to fore and side, leading to a lawn, gated access to side





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



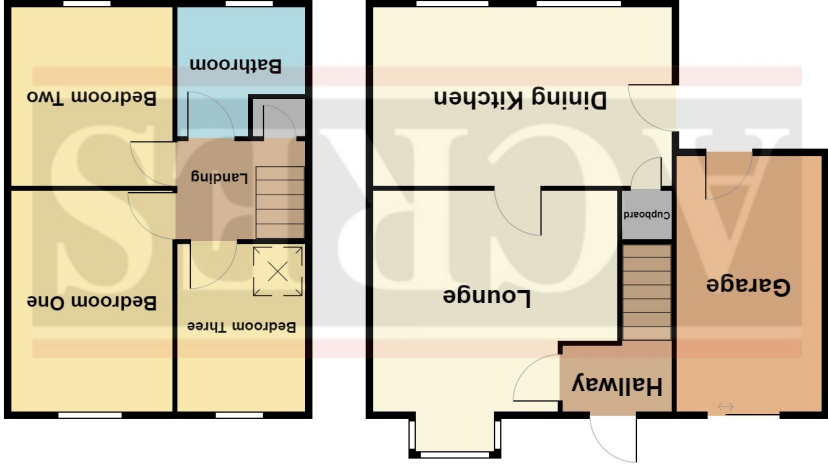


TENURE:

COUNCIL TAX BAND:  
FIXTURES & FITTINGS:  
VIEWING:

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)  
As per sales particulars.  
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.