

# ACRES

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

@ [www.acres.co.uk](http://www.acres.co.uk)

- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN WITH APPLIANCES
- DOWNSTAIRS WC
- UTILITY AREA
- CONSERVATORY
- DRIVEWAY & GARAGE
- SET IN A CONVENIENT LOCATION
- GENEROUS GARDEN



***WEST RISE, , B75 7TG - OFFERS IN THE REGION OF £425,000***



This much improved and well-presented freehold semi-detached family home, is set in the heart in Sutton Coldfield been just a few hundred meters from the main shopping area, being similarly placed for excellent public transport loops links including access to the cross-city rail line at Sutton Coldfield railway station. Complimented by gas central heating and pvc doubled glazed windows (both where specified), to fully appreciate the property on offer, its host of improvements, spacious proportions, and tasteful decoration we would highly recommend an internal inspection. Briefly convising welcoming reception hall, attractive lounge, fitted kitchen having integrated appliances, a well-lit conservatory, practical downstairs w/c within the utility area to the first floor there are three bedrooms, with a well-appointed tiled bathroom. Set to the side garage furthermore there is a rear garden with lawned grass, area for flowers and shrubs. Council tax band D

Access is gained to the property via a composite door

OPEN PLAN HALLWAY: Hanging light, laminate flooring throughout, cabinet with electric fuse box, radiator, stairs to first floor landing with under stairs storage

LOUNGE 14'01" max x 13'06" into bay: Good size lounge, light ceiling point, feature fireplace, radiator

KITCHEN 11'01" x 5'09": Tiled flooring throughout, wall and base units, built in electric oven, gas hob and extractor fan, tiled splashback, sink with tap, built in dishwasher, built in microwave, wooden hard tops, space for fridge freezer

DINING ROOM 15'15 into bay x 10'5: Bay window to front, light ceiling point, radiator

UTILITY AREA 12'07" x 10'00": Tiled throughout, base units, wine cooler unit, space for washing machine and tumble dryer, radiator, wall lights

DOWNSTAIRS WC: Tiled, wall hung sink with base unit underneath, toilet, light ceiling point, door where the boiler is located

CONSERVATORY 12'05" x 5'07": Tiled flooring, French doors leading out

LANDING: Window to front, loft access, loft is insulated and part boarded

BEDROOM ONE 15'01" into bay x 10'05": Light ceiling point, bay window to front, radiator,

BEDROOM TWO 13'04" x 9'11": Light ceiling point, radiator, window to rear

BEDROOM THREE 13'04" x 6'01": Light ceiling point, window to rear, light ceiling point, built in wardrobes

BATHROOM 6'09 x 5'02": Tiled to top, toilet with back basin, wall hung sink with unit underneath, bath tub with electric shower, spot lights, towel radiator, window to rear

OUTSIDE: Paved area with side access, lawned garden, flowers and shrubs either side

GARAGE: With door opening to side ( please check the suitability for your own vehicle)

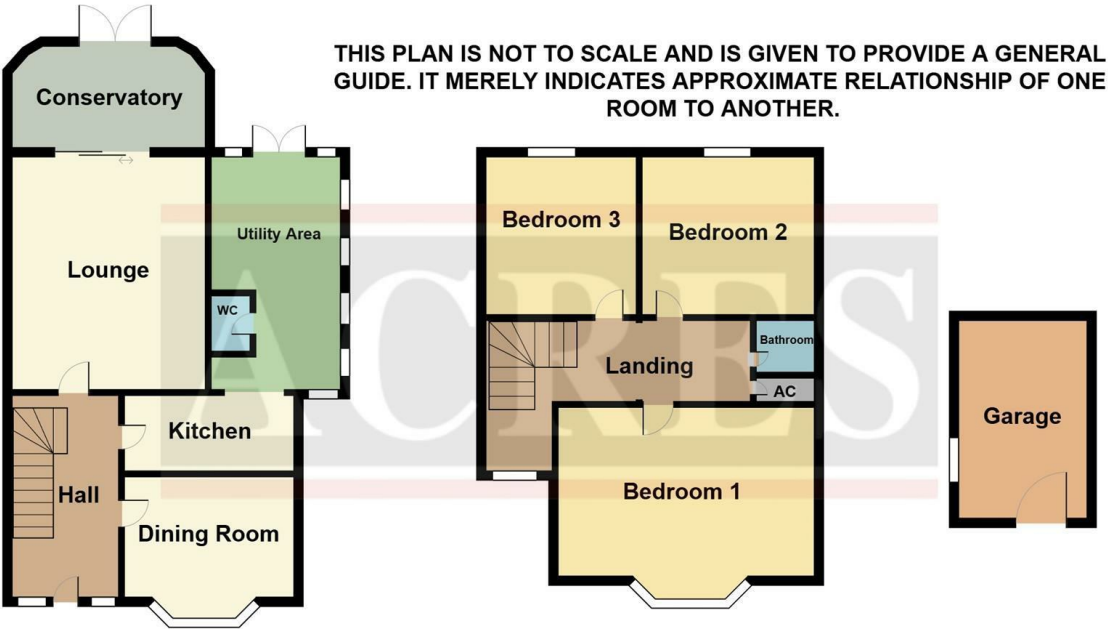
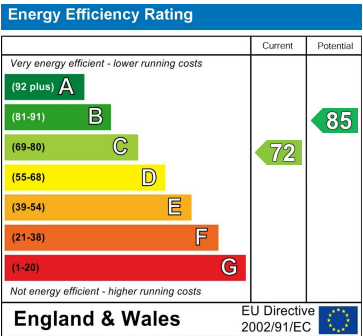




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101



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.