

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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- Well-presented terraced property
- Close to local amenities, schools, and transport links
- Lounge
- Separate dining room
- Fitted Kitchen
- Guest WC
- Two well-proportioned bedrooms with built-in wardrobes
- Spacious family bathroom
- Private Rear Garden
- No Onward Chain



**COLES LANE, SUTTON COLDFIELD, B72 1NH - OFFERS OVER £260,000**

This well presented terraced property is offered with no chain and is ideally situated close to local amenities, schools, and transport links. Offering lounge, separate dining room, kitchen, WC, two good sized bedrooms, large family bathroom. The property also benefits from a rear garden, gas central heating, and PVC double glazing (both where specified). Perfect for first time buyers, downsizers, or investors. Council tax band: B. EPC rating: D.

Accessed via a low maintenance front garden with a pathway leading to

PORCH: PVC half double glazed door to the front.

LOUNGE: 11'02" max / 10'01" min x 15'03" max / 12'03" min. PVC double glazed box window to the front, radiator, and electric style feature fireplace.

DINING ROOM: 12'00" x 11'03" max / 10'00" min. PVC double glazed window to the rear, radiator, door to stairs.

KITCHEN; 13'08" x 6'05". PVC double glazed window to the side, stainless steel sink and drainer set in roll topped work surfaces with matching base and wall units incorporating drawers. Freestanding oven, freestanding washing machine, space for under counter white goods, half tiled walls, and wood effect flooring.

INNER HALL: Obscure PVC half double glazed door to side and wood effect flooring.

Guest WC: Obscure PVC double glazed window to side, radiator, low flushing WC, hand-wash basin, and door into storage cupboard.

FIRST FLOOR LANDING: Radiator and loft access point.

BEDROOM ONE: 10'11" (into wardrobe)/ 9'03" min x 11'02" max / 10'01" min. PVC double glazed window to the front, radiator, and double fitted wardrobes.

BEDROOM TWO: 12'00" x 7'11" max / 6'09" min. PVC double glazed window to the rear, radiator, and built in single wardrobe.

FAMILY BATHROOM: 13'06" x 6'05". Obscure PVC double glazed window to the rear, white suite comprising a panelled bath, hand-wash basin, low flushing WC, enclosed shower with tiled surround, radiator, and tiled flooring.

GARDEN: To the side of the property is a paved area, ideal for storage or displaying potted plants. Two steps lead up to a patio area, perfect for outdoor seating and entertaining, which in turn opens onto a lawned garden with a garden shed. The garden is enclosed to both sides by a combination of brick wall and panel fencing, offering a good degree of privacy.



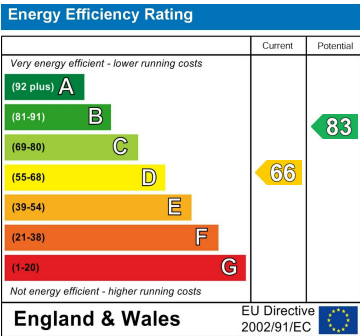




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

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.

