

# 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)

- Well presented bungalow
- Two bedrooms
- Spacious Lounge
- Fitted kitchen
- Contemporary shower room
- Conservatory
- Low maintenance rear garden
- Block paved driveway and garage
- No Chain
- Internal Viewing is highly recommended



***PLANTS CLOSE, SUTTON COLDFIELD, B73 5DH - £325,000***

This well presented terraced bungalow offers comfortable, low maintenance living within a popular and convenient residential location close to Boldmere and being sold with no chain. Thoughtfully arranged and maintained throughout, the property provides well proportioned accommodation all on one level, making it an ideal choice for those seeking practical and easily manageable living.

Situated within close proximity to Boldmere High Street, the bungalow enjoys easy access to a wide range of local shops, cafés, and everyday amenities, along with excellent transport links and nearby green spaces. Further benefits include off road parking, a garage, and a private rear garden, with a bright conservatory adding valuable additional living space, making this an attractive opportunity for a variety of buyers.

Accessed via a block paved driveway providing approach to the garage and front entrance door.

**ENTRANCE HALL:** PVC double glazed door to the side, loft access point, radiator with cover, wood effect laminate flooring, and doors leading to the accommodation.

**LOUNGE:** 17'02" x 9'10" PVC double glazed patio doors opening into the conservatory, radiator, electric fire set on a decorative hearth with surround, and wood effect laminate flooring.

**CONSERVATORY:** 10'08" x 9'06" PVC double glazed French doors to the side, PVC double glazed windows to the side and rear, and tiled flooring, creating an additional light filled reception space.

**KITCHEN:** 10'05" x 8'11" PVC double glazed window to the rear, stainless steel one and a half bowl sink and drainer set within roll top work surfaces, matching base and wall units and drawers. Integrated eye level oven and grill, four ring gas hob with extractor hood over, integrated dishwasher and fridge freezer, space for a washing machine, tiled splashbacks, stone effect tiled flooring, and radiator.

**BEDROOM ONE:** 14'02" max (12'02" min) x 9'10" PVC double glazed box bay window to the front, radiator, built in wardrobes and drawers, and wood effect laminate flooring.

**BEDROOM TWO:** 6'11" x 6'10" PVC double glazed window to the front, radiator, and built in wardrobe with additional storage cupboards.

**SHOWER ROOM:** Large walk in shower with handrail, low flushing WC, hand wash basin, chrome effect ladder style radiator, tiled flooring, and fully tiled surrounds.

**REAR GARDEN:** Paved patio area leading to a lawned garden with planted borders. Designed for low maintenance and benefitting from a timber shed to the rear.

**GARAGE:** 16'02" x 7'10" Up and over garage door to the front, PVC double glazed door providing access to the garden, and offering excellent storage space.



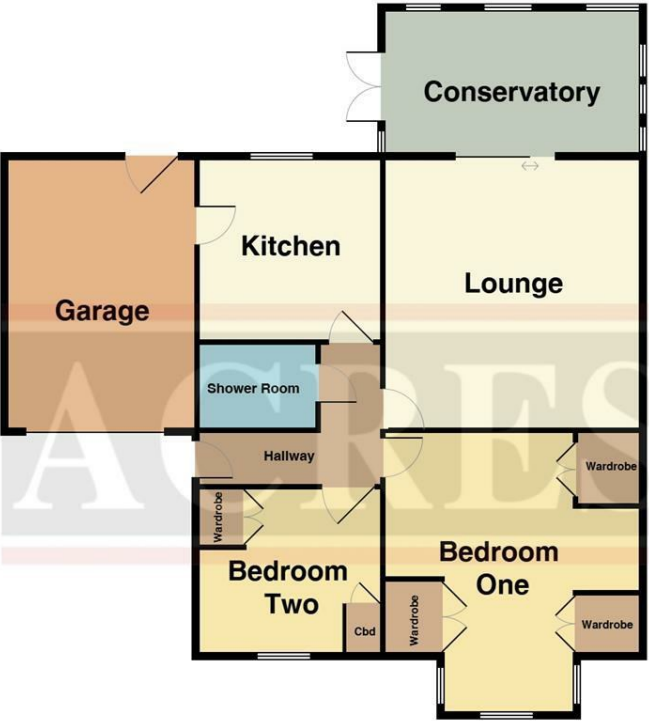
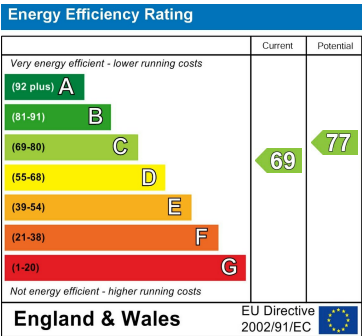




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** C      **COUNCIL:**

**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.