

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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- Detached bungalow in a popular residential location
- Block paved driveway and garage
- Spacious lounge
- Separate dining room and fitted kitchen
- Two double bedrooms
- Shower room and separate WC
- Warm air heating system and PVC double glazing
- Private rear garden
- No Chain
- Ideal for downsizers



***EVELYN CROFT, BOLDMERE, B73 5LF - OFFERS AROUND £395,000***

Situated within a well established residential location, this well proportioned two bedroom detached bungalow offers comfortable single level living, ideal for a range of buyers including downsizers and those seeking convenient accommodation. The property is well placed for local amenities, transport links and everyday facilities, while benefiting from a quiet setting and generous outdoor space.

The accommodation is thoughtfully arranged and includes a spacious lounge with garden access, a separate dining room, fitted kitchen, two good sized bedrooms and bathroom with separate WC. Externally, the property enjoys a private rear garden, driveway parking and garage, making this a well rounded home with excellent potential.

Accessed via a block paved driveway, the property is set back behind a lawned fore garden bordered by established shrubs and bushes, with a brick wall frontage, and leads to:

**PORCH:** A fitted porch with PVC double glazed door and window to the front, and tiled flooring.

**HALL:** Obscure PVC double glazed door and window, cupboard housing the boiler, doors leading to the principal rooms, and warm air heating.

**LOUNGE:** 19'02" max x 12'06" max (10'11" min) A spacious living room featuring a PVC double glazed patio door opening to the rear garden with matching windows to either side, an additional obscure window and door to the hall. Warm air heating and a gas coal effect fire set on a marble hearth with inset.

**DINING ROOM:** 13'05" x 8'05" Single glazed arched window to the side, obscure window and door leading to the kitchen, and warm air heating.

**KITCHEN:** 10'05" x 8'06" Fitted with a stainless steel sink and drainer set into roll top work surfaces, matching base and wall units with drawers, tiled splashbacks, and radiator. Space is provided for an oven and hob, fridge freezer, and washing machine. PVC double glazed windows to the rear and side.

**BEDROOM ONE:** 11'11" x 16'00" PVC double glazed bow window to the front, warm air heating, and ample space for bedroom furniture.

**BEDROOM TWO:** 13'01" x 9'10" PVC double glazed window to the rear, warm air heating, and space for bedroom furniture.

**BATHROOM:** Obscure PVC double glazed window to the side, walk in shower, hand wash basin set within a vanity unit, tiled surround, and warm air heating.

**SEPARATE WC:** Obscure PVC double glazed window to the side, low flushing WC, and tiled surround.

**REAR GARDEN:** A private rear garden with paved patio area and greenhouse, lawned sections, and well stocked shrub and bush borders to the sides and rear, enclosed by fenced and wall boundaries.

**GARAGE:** Garage with double opening doors to the front. (Please check the suitability of this garage 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 : E

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.