

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- A superb period style property
- Excellent dining room to front
- Rear lounge with feature fire surround
- Kitchen
- Bathroom
- Two double bedrooms
- Dressing room/study with W.C. off
- Fore garden offering parking space
- Long mature rear garden
- No upward chain



**HIGHBRIDGE ROAD, SUTTON COLDFIELD, B73 5QU - OFFERS AROUND £300,000**

Welcome to this charming end terrace house located on Highbridge Road in the heart of Boldmere, Sutton Coldfield. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. As you step inside, you are greeted by a spacious dining room and a rear lounge with feature gas wood burning style stove, providing ample space for all your living needs. kitchen and ground floor bathroom. The two double bedrooms are very generous, with an additional dressing room that can be tailored to suit your lifestyle - whether it be a walk-in wardrobe or a home office. Outside, the fore garden not only adds to the curb appeal but also provides a convenient parking space, a rare find in such a central location. With its excellent location in Boldmere, you'll have easy access to local amenities, schools, and transport links, making this house ideal for families, professionals, or anyone looking to settle in a vibrant community. Don't miss out on the opportunity to make this house your home - book a viewing today and envision the endless possibilities that this property has to offer. EPC rating TBC. Council tax band C.

Access is via: a fore garden offering parking space and leading to a reception door into:

**DINING ROOM** 14'6" max into bay 12'5" min x 11'10" max 10'7" min to chimney breast Having double glazed bay window to front, timber floor, two radiators, stylish fire surround with living flame fire and decorative tiled cheeks, coving and medallion to ceiling, picture rail

#### **INNER LOBBY STAIRCASE TO FIRST FLOOR**

**SITTING ROOM** 12'6" X 11'10" max 10'10" min to chimney breast Having double glazed window to rear, stove effect gas wood burner with brick surround, door into:

**KITCHEN** 11'00" min plus doorwell x 6'10" Having drawer, base and eye level cupboards, stainless steel sink and drainer, four ring gas hob, electric oven under, extractor hood over, space and plumbing for dishwasher, space for white goods, double glazed window to side, radiator, door into:

**UTILITY/INNER LOBBY** Space and plumbing for washing machine, tiling to part walls, double glazed pattern window, door into:

**BATHROOM** Having white suite comprising of panelled bath, electric shower, over, pedestal wash hand basin, close coupled WC, tiling to part walls, ladder, style radiator/towel rail, double glazed opaque window

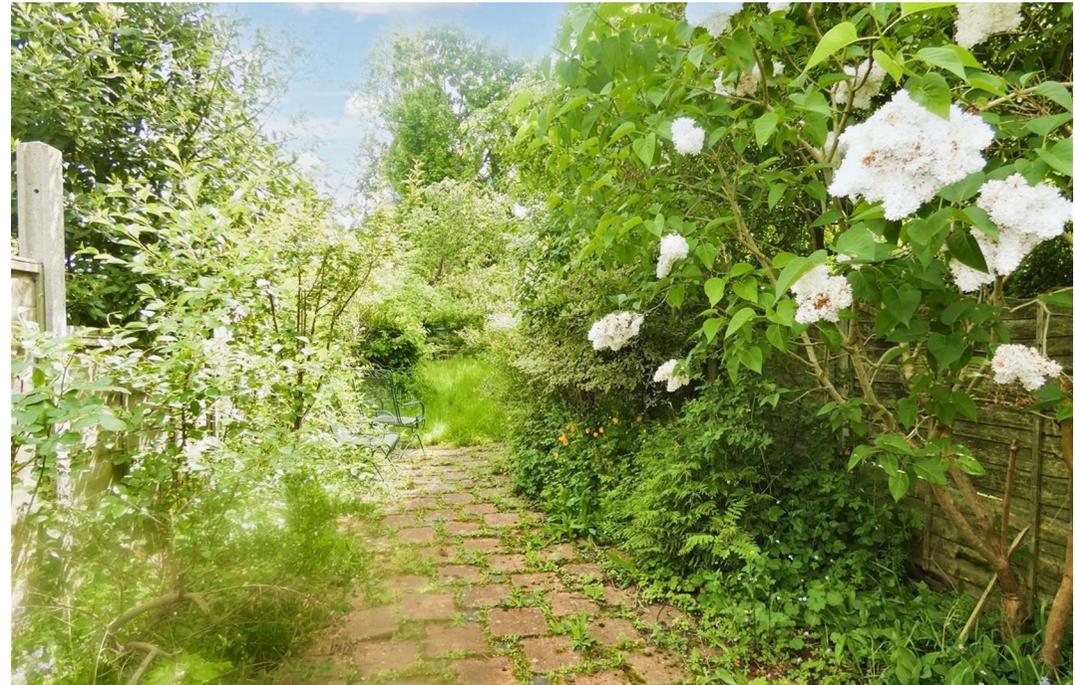
**FIRST FLOOR LANDING** Access to loft space, and doors into:

**BEDROOM TWO** 12'7" x 11'10" max 10'7" min Having two double glazed windows to front, radiator, original fire surround

**BEDROOM ONE** 12'5" x 11'10" max 10'8" min into chimney breast Having double glazed window to rear, radiator, original styled fire surround and door into built-in wardrobe and door into:

**DRESSING ROOM** Having double glazed window to rear, radiator, door into cupboard housing wall mounted gas central heating boiler

**WC** Having white close coupled WC, wash hand basin



**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 :** C

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.