

ACRES

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

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Semi detached home in a sought-after residential area
- Sold with no upward chain
- Block paved driveway
- Open plan lounge/diner
- Fitted kitchen
- Ground floor guest WC and separate utility space
- Three bedrooms
- Shower room
- Private rear garden
- Garage



DALKEITH ROAD, SUTTON COLDFIELD, B73 6PW - OFFERS OVER £400,000

Perfectly positioned within a highly sought after residential location, this semi detached home offers a fantastic opportunity for buyers looking for a property with generous living accommodation, and potential for personalisation all sold with no upward chain. Situated within easy reach of well regarded local schools, shops, Sutton park, and transport links. This home enjoys both comfort and convenience. Boasting three well proportioned bedrooms, open-plan lounge and dining area, fitted kitchen, guest WC, utility space, and a substantial rear garden, it's ideal for families or buyers seeking a home to make their own.

Accessed via a block-paved driveway providing ample off road parking for multiple vehicles, the property enjoys a corner decorative front garden with well tended shrubs and a path leading to the entrance.

PORCH: Accessed via a PVC double glazed patio door to the front, with a PVC double glazed window to the side and tiled flooring, providing a welcoming and bright entrance area.

HALLWAY: Entered through a composite front door with an obscure decorative glazed panel, featuring an electric heater, stairs to the first floor landing, and doors leading off to the ground floor accommodation.

OPEN PLAN LOUNGE / DINER: 29'04" (into windows) x 9'09": A spacious and bright dual aspect room with a PVC double glazed bow window to the front and aluminium double glazed patio doors to the rear, providing plenty of natural light. Features include two electric heaters and an electric coal effect fire, creating a cosy yet open-plan living and dining space.

KITCHEN: 10'03" x 6'04": Fitted with a range of matching base, wall, and drawer units set beneath roll top work surfaces. Includes a stainless steel double sink and drainer unit positioned beneath a PVC double glazed box bay window to the rear, space for a freestanding oven, tiled flooring, and tiled upstands for a neat finish.

INNER LOBBY: 7'02" x 6'04": With a PVC double glazed obscure window to the side and tiled flooring, leading to further accommodation.

GUEST WC: Featuring an obscure single glazed window to the rear with secondary glazing, low flushing WC, and tiled flooring.

UTILITY SPACE: Practical utility area with a composite door to the side, stainless steel sink and drainer unit, and space for appliances.

LANDING: With an obscure PVC double glazed window to the side and doors leading to all bedrooms and bathroom.

BEDROOM ONE: 14'11" (into window) x 9'06" (to wardrobes): A spacious double bedroom with a PVC double glazed bow window to the front, electric wall heater, and fitted double wardrobes providing excellent storage.

BEDROOM TWO: 14'07" x 9'01": Another good sized double bedroom with a PVC double glazed half box window to the rear, fitted wardrobes, and dresser unit.

BEDROOM THREE: 11'07" max x 7'09" min x 11'02" max x 4'00" min: A versatile room with PVC double glazed windows to both front and rear, and built in eaves storage, ideal as a third bedroom or home office.

SHOWER ROOM: Fitted with a white suite comprising an enclosed shower cubicle, low flushing WC, hand wash basin and bidet set in a vanity unit, tiled walls and flooring, two obscure windows to the front and side, and electric heater.

GARAGE: With an up and over door, providing secure parking or additional storage space. (please check the suitability for your own vehicle)

REAR GARDEN: A generous two part garden offering a large lawned area, shrubs and bushes to both sides, and a block paved patio area perfect for outdoor dining and seating. The garden enjoys a good degree of privacy and space for families or entertaining.



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 : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.