

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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www.acres.co.uk

- WELL PRESENTED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- WELL APPOINTED SHOWER ROOM
- ATTRACTIVE SPACIOUS LOUNGE
- FITTED DINING KITCHEN
- CLOSE TO SUTTON TOWN CENTER
- SUBSTANTIAL GARDEN
- NO CHAIN
- PERFECT FOR FIRST TIME BUYERS



COLES LANE, SUTTON COLDFIELD, B72 1NP - OFFERS OVER £300,000

This most delightful, imposing, freehold traditional semi detached family home is set in a prime, central well-regarded sought-after location just a short stroll from Sutton Coldfield town centre where you will find a range of amenities such as shops, restaurant's and cafe's. The much improved accommodation benefits from gas central heating and PCV double glazing (both where specified). And is enhanced further by being set on a generous mature plot. To fully appreciate the property on offer and its host of improvements we highly recommend an internal inspection. Briefly comprising entrance hall, an attractive lounge with feature fireplace, fitted breakfast kitchen. To the first floor are three good sized bedrooms and a well appointed bathroom with white shower room. Council tax band B

Paved driveway with side access, access is gained to the property via a composite door

HALLWAY: Parkey flooring, light ceiling point, radiator, stairs to first floor landing

LOUNGE 13'11" max 30'02": Good size lounge, wall lights, electric fireplace, radiator, window to rear, wooden ceiling beams

KITCHEN DINIG AREA 15'01" x 9'08 max: Half laminate, half tiled flooring, two light ceiling points, wall and base units, laminate hardtops, sink, window to rear, tiled splashback area, space for oven with extractor fan over, space for washing machine and tumble dryer, built in fridge and built in freezer, understairs storage, radiator, French doors leading to the garden

LANDING: Light ceiling point, loft access which is insulated and part boarded with loft ladders, window to rear

BEDROOM ONE 13'00" max x 11'10" into bay: Good sized bedroom, light ceiling point, window to rear, radiator

BEDROOM TWO 10'04" into bay x 9'00": Window to rear, light ceiling point, radiator

BEDROOM THREE 9'11" max 8'02" x 7'04" min : Light ceiling point, window to rear, radiator, storage cupboard

SHOWER ROOM 6'06" x 5'06": Laminate flooring throughout, free standing tiled shower, toilet with back basin, window to side, wall hung sink with cabinet underneath, radiator, light ceiling point

OUTSIDE: Gravel and paved area, flowers and shrubs, further gravel area with metal shed, grass area, greenhouse surrounded by flowers and shrubs, paved area

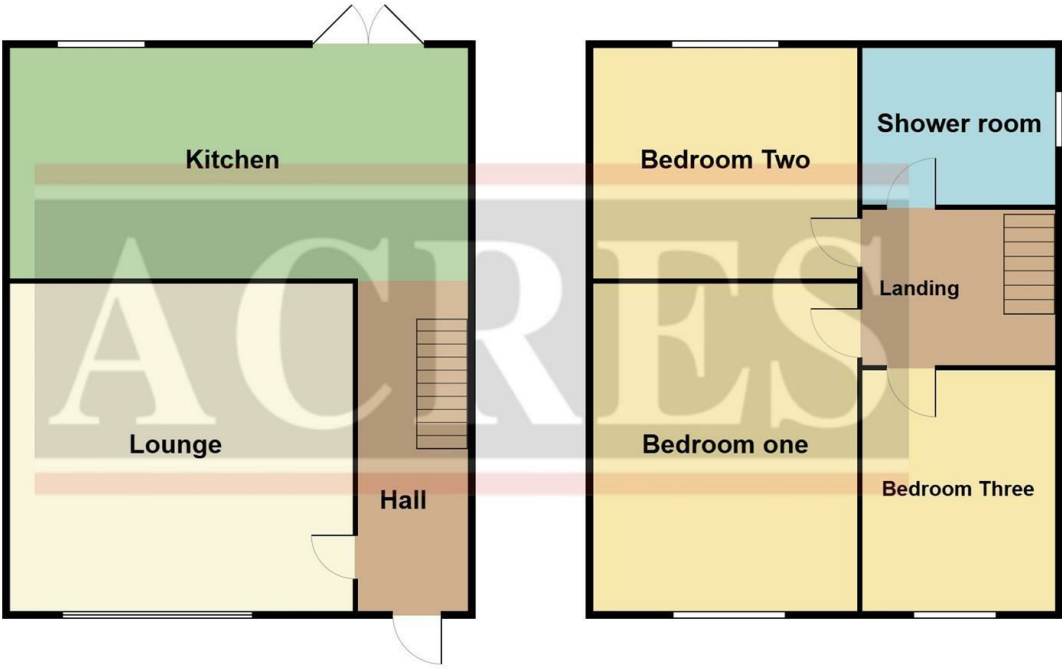


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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.