

ACRES

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www.acres.co.uk

- A superb extended traditional styled property
- Welcoming entrance hall
- Dining Room
- Extended rear lounge with access to garden
- Extended kitchen with range styled cooker
- Guests cloakroom
- Three excellent bedrooms
- Large bathroom with white suite
- Fore garden with drive and access to garage front
- Very large beautifully matured garden



COLLEGE ROAD, SUTTON COLDFIELD, B73 5DJ - OFFERS OVER £380,000

This is a superb leasehold (original 999-year lease) traditional styled property that is extended and ideally located close to many local amenities. The interiors include an entrance hall, dining room, extended rear lounge, large extended kitchen with fitted range style cooker, guests cloakroom and access to garage. To the first floor are three bedrooms and a large fitted kitchen. Outside is a fore garden offering parking space and a very large, mature rear garden, offering superb space for a green fingered gardener or enjoy alfresco dining. Offering no upward chain this is a fabulous buy. EPC rating D, Council tax band D.

Access is via: A fore garden with parking space and

ENCLOSED PORCH Double glazed patio doors to front, tiled floor, double glazed reception door into

HALLWAY Newel and balustrade staircase to first floor, timber effect floor, radiator, doors into kitchen, lounge and

DINING ROOM 14'00" max into bay x 12'00" min x 12'1 max 10'10" chimney breast Double glazed bay window to front, radiator, minster style fire surround with electric living flame effect fire, coving and medallion to ceiling

EXTENDED LOUNGE 19'02" x 12'00" max 10'10" min an excellent luxury room with double glazed patio doors to garden, two radiators, minster style fire surround, electric living flame effect fire, coving border and medallion to ceiling

KITCHEN 15'11" max 10'00" min x 15'00" max 5'8" min Having a range of drawer base and eye level cupboards, work surfaces and upstands, tiling to splash back, stainless steel double sink and drain, range styled cooker with detailed tiling, splash back and extractor hood over space and plumbing for washing machine, space for other white goods, wine rack, radiator and tiled floor, two double glazed windows

INNER HALLWAY Tiled floor, door into garage and

GUEST WC White close coupled WC and wash hand basin, tiled floor

FIRST FLOOR LANDING Double glazed window to side access loft space and doors into:

BEDROOM ONE 14'03" max into bay 12'00" min x 8'09" min to wardrobe front 11'01 max into wardrobe Double glazed bay window to front, radiator, mirrored fronted wardrobe to one side

BEDROOM TWO 12'00" x 8'08" min to wardrobe front 11'00" max into wardrobes Double glazed window to rear, his and hers double wardrobe with central vanity area rail, coving to ceiling

BEDROOM THREE 7'03" min to wardrobe front 9'00" max x 7'00" into doorway Double glazed window to front, radiator, built in wardrobe over stairwell

BATHROOM 8'08" max x 6'10" max White suite bath comprising of panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, door into airing cupboard, monochromatic themed tiling to walls, double glazed opaque window to rear and side

GARAGE (please check the suitability of this garage for your own vehicle) 19'08" x 7'02" Up and over door, light and power wall mounted gas central heating boiler

REAR GARDEN A lovely long mature garden with patio area lawns, verdant trees and shrubs throughout, storage and green house

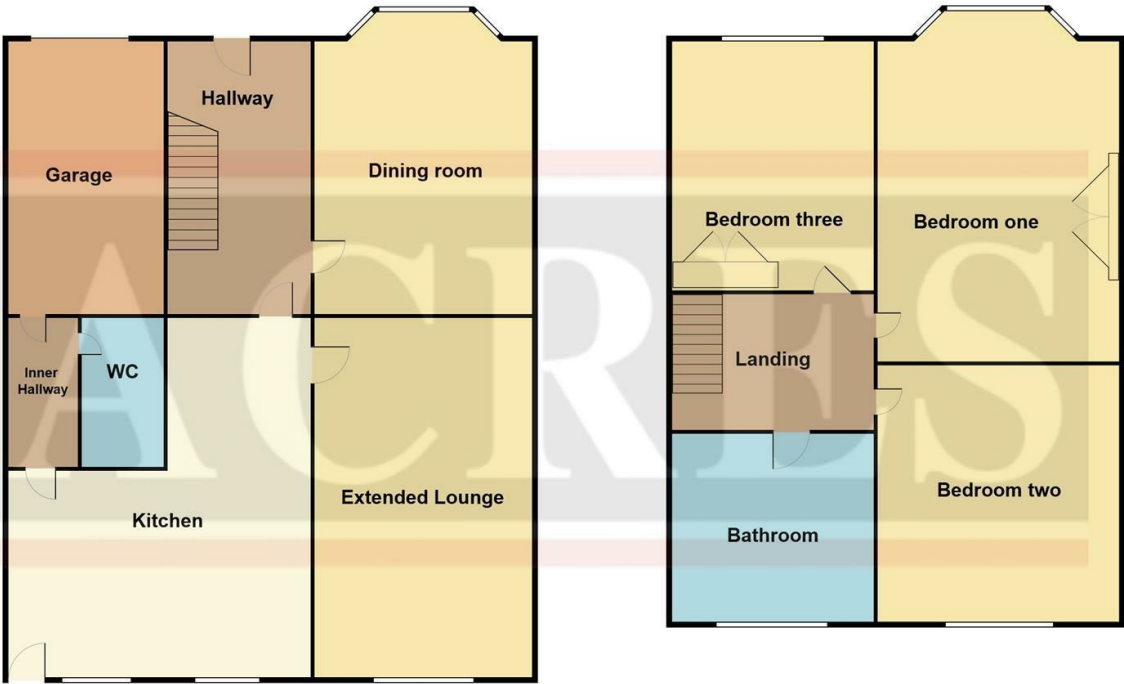


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101

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