

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Offering Vacant Possession
- * No Upward Chain
- * Four (Five) Bedroom House
- * Through Lounge
- * Ensuite Shower Room
- * Garage
- * Fitted Kitchen
- * Conservatory
- * Walking distance of Sutton Park
- * Close to schools



8 GRENDON DRIVE, SUTTON COLDFIELD, OFFERS AROUND £475,000

OFFERING VACANT POSSESSION, NO UPWARD CHAIN. This four (five) bedroom detached family property offers family accommodation being close to schools for all ages of children, local shops and walking distance of Sutton Park. With accommodation briefly comprising. Porch, reception hall, guest w.c., through lounge, kitchen, conservatory, bedroom with ensuite, landing with four bedrooms, bathroom, garage, outbuilding/office, garden, ample off-road parking. Double glazing & central heating (both where specified) Freehold, Council Tax Band E. EPC Rating C.

Approached via block paved driveway offering off road parking and steps leading up to porch

PORCH: With tiled flooring and inset lighting

HALLWAY: With wood effect flooring, radiator, inset lighting and ceiling rose, stairs flowing to first floor

GUEST WC: With tiled walls, wood effect flooring, wc, hand wash basin with mixer tap, frosted double glazed window to side

LOUNGE (FRONT): 23'09" x 11'09" With double glazed window to front, two x radiators, wall and ceiling lights, glazed frosted panelled doors leading to:

CONSERVATORY: 15'01" x 12'06" With tiled flooring, double glazed French doors leading to garden, ceiling light fitting with fan, radiator, wall lights, doors leading into kitchen and bedroom

KITCHEN (REAR) 19'08" x 9'05" With a range of wall and base units with worktops over, stainless steel sink with chrome mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, gas hob with extractor fan over, two x gas ovens, pantry leading off, tiled flooring, radiator, double glazed French doors leading to rear garden

BEDROOM / OFFICE (REAR): 13'10" x 7'00" With radiator, double glazed window to rear, small Velux window to ceiling, door leading to:

SHOWER ROOM: With tiled walls and flooring, wc, wash hand basin, chrome shower with chrome bar mixer taps, towel rail, extractor fan

FIRST FLOOR:

LANDING: With stairs flowing up from ground floor

BEDROOM ONE: (FRONT) 11'10" x 13'09" (max.), 11'07" (min.) With fitted wardrobes and drawers, sink with chrome taps in vanity unit with mirror, radiator, double glazed window to front

BEDROOM TWO: (REAR) 7'06" x 9'08" With built in wardrobe, radiator, double glazed window to rear

BEDROOM THREE: (REAR) 6'08" x 9'08" With radiator, double glazed window to rear

BEDROOM FOUR: (FRONT): 14'00" x 6'07" With built in storage cupboard, radiator, double glazed window to front

FAMILY BATHROOM: With bath, wc, hand wash basin with chrome taps, electric shower unit, wall and floor tiling, radiator, frosted double glazed window to rear

OUTSIDE:

GARDEN: With a block paved patio area, steps leading to lawn and outbuilding, outside lighting

OUTBUILDING: Having a range of base units with worktops over, laminate flooring, spotlights, two x double glazed windows, two x exterior wall lights

GARAGE: 7'11" x 16'09" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE)

With electric door, boiler



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Potential	80 c
Current	69 c



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.

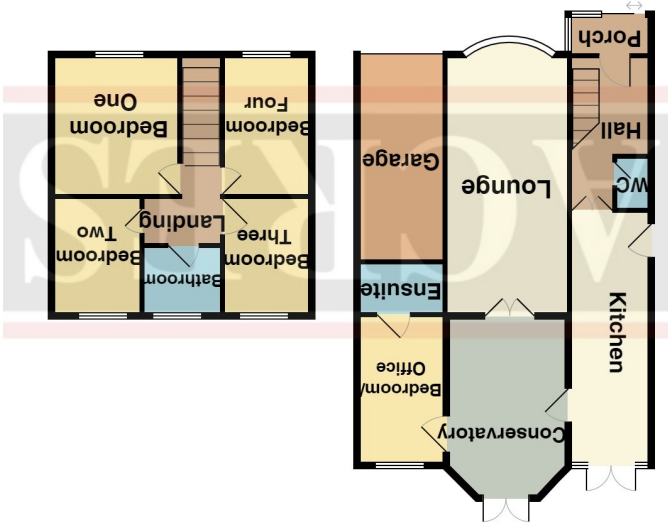
TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:
LOCATION :

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Avery Road, Monmouth Drive

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

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



8, Grendon Drive, Sutton Coldfield, B73 6QA