

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb residence on a private cul-de-sac
- ◆ Walking distance from local amenities.
- ◆ Living room leading to a dining room
- ◆ Stylish white gloss breakfast kitchen
- ◆ Separate Utility room
- ◆ Four excellent bedrooms
- ◆ Modern family bathroom
- ◆ Fore Garden offering multiple parking
- ◆ Well manicured rear garden
- ◆ Viewing is essential



10 Rushmoor Close, Sutton Coldfield, B74 2PW ~ Offers offer £525,000

Welcome to Rushmoor Close, Sutton Coldfield - a charming property that exudes elegance and comfort. This detached house is nestled on a private cul de sac, offering a tranquil retreat from the hustle and bustle of everyday life. As you step inside, you are greeted by a reception hall, guests cloakroom, stylish lounge leading to a dining room and fitted breakfast kitchen with a range of white high gloss units and separate utility, providing a perfect blend of functionality and modern design. To the first floor are four excellent bedrooms and a modern styled bathroom with a white suite. Outside is a fore garden offering parking space and access to garage front and to the rear is a well manicured garden with patio and lawn, plus an assortment of flowering and verdant trees and shrubs. Don't miss the opportunity to make this house your home - a place where comfort, style, and tranquillity come together seamlessly. Contact us today to arrange a viewing and experience the charm of Rushmoor Close for yourself. EPC RATING D

Access is via a tarmacked fore garden with lawn to front, planted border and access to

ENCLOSED PORCH Double glazed windows to front and side, matching double glazed double opening doors, tiled floor, double glazed reception door into

HALLWAY Staircase to first floor, radiator, half door into under stairs storage cupboard, doors into Kitchen and Lounge, further door into

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, spotlights to ceiling, opaque glazed window system to approximately half height, grey toned floor

LOUNGE 19'2" max into bay 18'6" min x 12'0" A well presented and generous living room with double glazed bay window to front, coving to ceiling, minster style fire surround with living flame effect fire, radiator and door into

DINING ROOM 11'7" x 10'2" Coving to ceiling, radiator and door into kitchen, double glazed patio doors out to

CONSERVATORY 11'7" x 9'5" An excellent addition to the family home with double glazed window system to side and rear, tiled floor, double glazed double opening doors to garden

KITCHEN 15'1" x 9'7" max 7'7" min Having a range of white high gloss units to include drawer, base and eye level cupboards, integrated dishwasher, stainless steel one and half bowl sink and drainer, four ring gas hob with glazed splash back and extractor hood over, double oven/grill combination, radiator, work surface and matching breakfast bar complimentary tiling to splash back, radiator, double glazed window to rear and door out to

UTILITY/LAUNDRY 11'0" x 8'6" A large work room with white high gloss base and wall mounted units, work surface, space and plumbing for washing machine, space for dryer and space for fridge/freezer, wall mounted gas central heating boiler, door out to garden and door into

GARAGE 20'4" x 8'8" (please check the suitability of this garage for your own vehicle) Electric up and over door, light and power

FIRST FLOOR LANDING An excellent landing space with double glazed opaque window to side, access to loft space, door into airing cupboard, and further doors into

BEDROOM ONE 12'10" x 9'8" min to wardrobe front 11'7" max into wardrobes Double glazed window to rear, built in wardrobe system, radiator

BEDROOM TWO 11'0" x 10'2" Double glazed window to front, coving to ceiling, radiator, fitted wardrobes

BEDROOM THREE 10'0" x 7'1" Double glazed window to rear, coving to ceiling, radiator

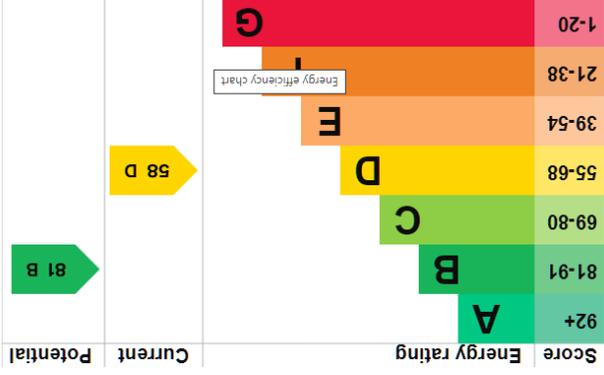
BEDROOM FOUR 9'10" x 7'5" Double glazed window to front, coving to ceiling, radiator

BATHROOM Having a white suite comprising of panelled bath with electric shower over and glazed shower screen, wash hand basin set into a vanity unit, close coupled WC, double glazed opaque window, chrome ladder style radiator/towel rail, spotlights to ceiling and stylish water proof covering to part walls



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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:

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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.)
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