

# ACRES

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- Three double bedrooms
- Spacious rear lounge/dining room
- Conservatory
- Fitted breakfast kitchen
- Family bathroom
- Deep side passageway/utility room
- Bedroom two/optional second lounge
- Garden offering attractive elevated aspect



***MANEY HILL ROAD, SUTTON COLDFIELD, B72 1JR - OFFERS AROUND £375,000***

This highly deceptively spacious, well-presented freehold semi-detached family home/Dorma bungalow is set in a prime central sought after location close to well regarded schooling. Local shops and supermarkets are available close by including restaurants and cafes, furthermore Sutton Coldfield provides access to excellent public transport links including the Cross City Rail Line. Offering gas central heating and Pvc double glazing to fully appreciate the property on offer together with its deceptively spacious proportions, we highly recommend an internal inspection. Briefly comprising full enclosed porch, reception hall, rear lounge/dining room having conservatory off, fitted breakfast kitchen, side deep laundry room/passageway, two ground floor double bedrooms, the second bedroom currently used as a second lounge, family bathroom. A substantial master bedroom is set to the first floor in turn having a door accessing a large eaves area providing scope for a further accommodation. The property has a single car garage and well-tended gardens. A freehold property set in council tax band D & EPC rating E.

Set back from the roadway behind a twin car tarmac driveway. Access is gained to the property via lawned fore garden with path.

**FULL ENCLOSED PORCH:** Double glazed window to front, part obscure Pvc double glazed door opens to:

**RECEPTION HALL:** Radiator, linen cupboard

**LOUNGE/DINING ROOM:** 20'3" x 12'10" Pvc double glazed window to rear, Minster style fireplace having hearth and mantle with inset cobble style electric fire **DINING AREA:** Double glazed patio doors to conservatory, two radiators

**CONSERVATORY:** 8'9" x 8'6" Pvc double glazed French door to garden, radiator, tiled floor

**FITTED BREAKFAST KITCHEN:** 11'7" x 11'0 Pvc double glazed window to front, single drainer sink unit with base unit beneath, there are a further range of fitted units to both base and wall level including drawers, rolled edge work surfaces having tiled splash backs, stainless steel oven having separate grill, matching gas hob, two/three space breakfast bar, tiled floor

**UTILITY/SIDE PASSAGEWAY:** 32'5" x 6'3" max narrowing to 3'9" Pvc double glazed doors to front and rear, single drainer sink unit having base unit beneath, further base storage units, work top, recesses and space for appliances

**OPTIONAL BEDROOM TWO/SECOND LOUNGE:** 14'2" x 11'9" Pvc double glazed window and French door front, radiator, coal effect electric fire set on a marble hearth having matching recess and timber fire surround

**BEDROOM THREE:** 9'10" x 8'6" Pvc double glazed window to rear, radiator

**FAMILY BATHROOM:** Two obscure windows to side, matching white suite comprising bath, wash hand basin, low flushing Wc, separate shower cubicle, tiled splash backs, radiator

**STAIRS TO SECOND FLOOR:**

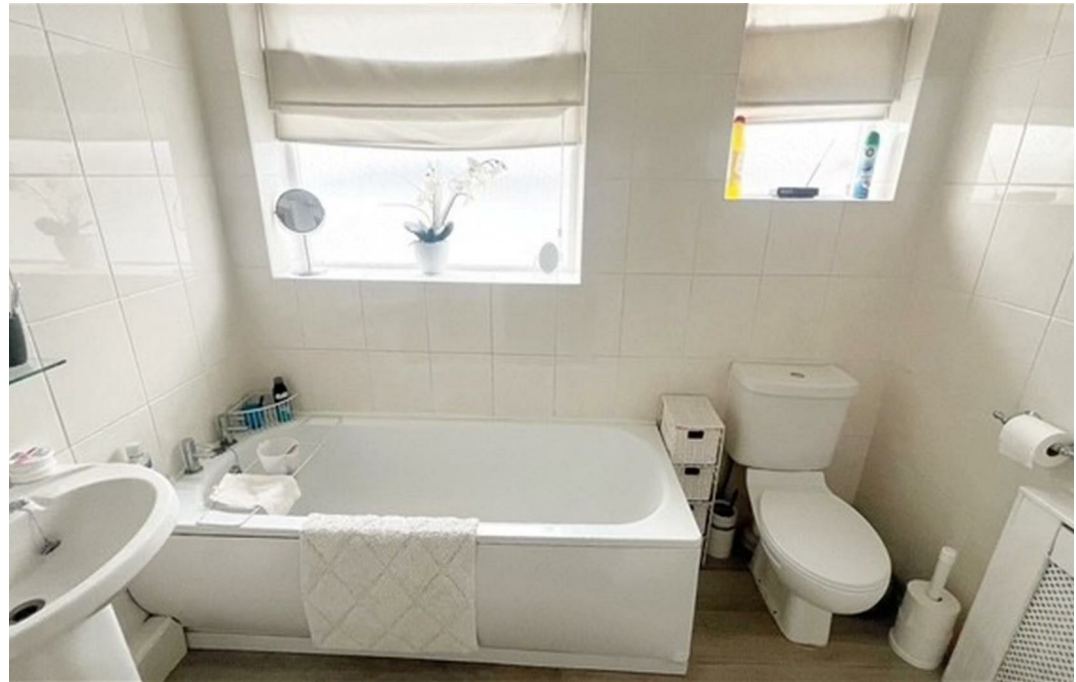
**BEDROOM ONE:** 20'8" max 13'0 min 12'10" max 10'3" min Pvc double windows to front and rear, double radiator, door to

**LARGE WALK IN EAVES:** 19'6" min x 10'9" min Being boarded and having light. Providing scope subject to any planning or building regulations for further alterations/conversion

**GARAGE:** 19'0 x 9'9" max 7'10" min Up and over door (please check the suitability of your own vehicle)

**OUTSIDE:** Patio with store off to a two tiered lawned rear garden having mature shrubs and bushes, attractive elevated aspect overlooking Sutton Coldfield





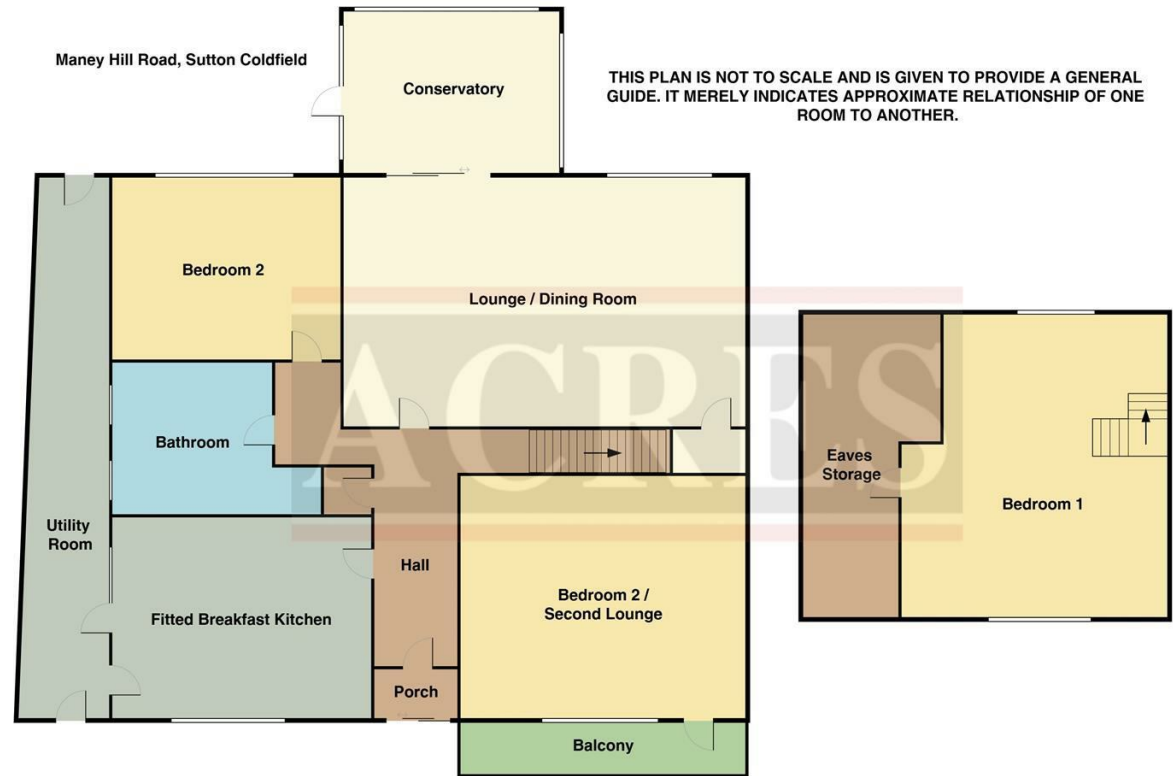


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	45	
(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.