

ACRES

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- Three-bedroom semi-detached property
- Two reception rooms
- Lounge featuring French doors
- Breakfast kitchen with two skylights & bi-fold doors
- Master bedroom with fitted wardrobes
- Family bathroom with jacuzzi bath
- Large, block-paved driveway plus garage
- Spacious, private rear garden
- Close to local amenities, schools & cross-city rail line



MAXSTOKE ROAD, SUTTON COLDFIELD, B73 5DR - GUIDE PRICE £425,000

This well-presented three-bedroom semi-detached home is ideally located in a sought-after area, close to local amenities, reputable schools, and the cross-city rail line. Offering spacious and versatile accommodation throughout, this family home features a modern interior and generous outdoor space, perfect for contemporary living. The property briefly comprises of; porch, spacious hallway, dining room, lounge, breakfast kitchen, WC, three bedrooms, family bathroom, garage, and large, rear garden. Council tax: C. EPC rating: D.

Access via a block-paved driveway.

PORCH: Arch-style PVC double-glazed French doors, tiled floor.

HALLWAY: Composite front door, radiator, stairs to

DINING ROOM: 15'8" max / 12'10" min x 10'4". PVC double glazed bay window to front, radiator, wood flooring, space for dining furniture or secondary lounge.

LOUNGE: 15'2" max / 12'11" min x 11'4" / 10'2". PVC double-glazed style French doors to rear, marble hearth, inset and surround with gas coal effect fire, wooden flooring, radiator.

BREAKFAST KITCHEN: 18' max / 14'4" min x 13'4". PVC double glazed bi-fold doors to rear, two skylights, sink and drainer unit set in edged surfaces with matching wall and base units with drawers, glass style splashback, integrated dishwasher, integrated American-style fridge-freezer, central island with five, ring gas hob, oven with grill, space for breakfast stools, and extractor hood over. There is also an eye-level oven and grill and space for microwave.

CLOAKROOM: Low-flushing WC, hand-wash basin set within a vanity unit, tiled flooring, tiled surround, radiator.

LANDING: Obscure PVC double-glazed window to side, door to airing cupboard, loft access point.

BEDROOM ONE: 16'3" max / 12'9" min x 10'5" max / 9'5" min. PVC double-glazed bay window to front, fitted wardrobes, radiator, wooden flooring.

BEDROOM TWO: 15'2" / 13'2" min x 9'4". PVC double-glazed bay window to the rear, built-in double wardrobe, radiator, wooden flooring.

BEDROOM THREE: 8'8" x 6'11". PVC double-glazed window to front, radiator, wooden flooring.

FAMILY BATHROOM: 8'11" x 7'10" max / 5'3" min. Obscure PVC double-glazed window to rear, white suite including a jacuzzi-style bath, enclosed shower, low-flushing WC, hand-wash basin, chrome ladder-style radiator, half-tiled surround, laminate flooring.

GARAGE: 15'9" x 7'2". (Please check suitability of this garage for your own vehicle).

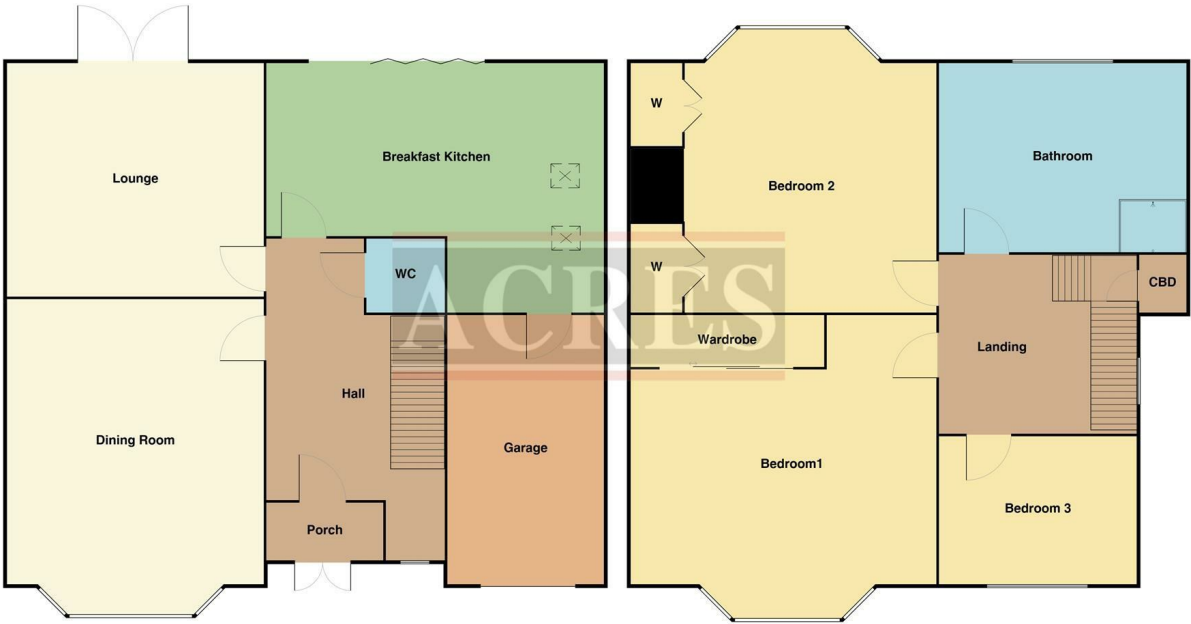
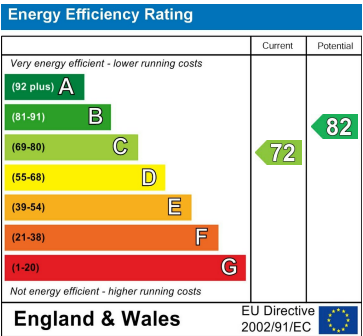
GARDEN: Paved patio area, suitable for relaxing, large, lawned garden with a pathway to side, mature shrubbery, established trees, two timber sheds to rear.



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 : C COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.

