

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- * Attractive semi detached property
- * Four bedrooms
- * Ensuite shower area off master bedroom
- * Light through lounge/dining room
- * Study/Office/Playroom
- * Garage
- * Ample off road parking
- * Popular residential location
- * Walking distance of Sutton town centre



186 COLES LANE, SUTTON COLDFIELD, B72 1NS ~ Offers in excess of £425,000

We are delighted to share this extended four bedroom semi-detached property located close to all family amenities. Coles Lane offers excellent school opportunities, walking distance of Sutton town centre and New Hall nature reserve, with accommodation briefly comprising. Ground Floor. Porch, hallway with stairs leading to first floor accommodation, playroom/study, through lounge, fitted kitchen, & guest w.c. First Floor. Landing with four bedrooms (master bedroom with shower area), bathroom & separate w.c. Outside. Enclosed rear garden, greenhouse with power/water, garage & open block paved front giving ample off-road parking. Double glazing & central heating (both where applicable). Freehold, Council tax band D.

Access is via a block paved driveway leading to;

PORCH: Timber door, panelled double glazed leaded light windows, tiled floor, wall light points, timber door with side window into;

HALLWAY: With radiator and doors into playroom/family room, dining room, lounge, guest w/c and kitchen.

PLAYROOM/STUDY 15'10" x 7' Radiator.

DINING ROOM: 12'9" Max into bay 9'10" x 9'11" Max 8'8" minimum to chimney breast With double glazed bay window to front, radiator, decorative ceiling rose, timber flooring that continues through to:

LOUNGE: 17'10" x 10' With patio doors to rear, coving and medallion to ceiling, wall light points, radiator and timber flooring.

KITCHEN: With a range of oak base and wall units with oak work tops, large stainless steel sink with chrome mixer tap and tiling to splash backs, six ring gas hob, dual oven, space for dishwasher, space for tumble dryer, space and plumbing for washing machine, boiler, double glazed aluminium window to rear, one double radiator, door to greenhouse/WC.

LARDER: With light and storage

GUEST W/C: With WC, corner wash hand basin, opaque single glazed window to rear

FIRST FLOOR LANDING: With glazed window and doors to;

BEDROOM ONE: 18' x 9'11" With double glazed window to rear, picture rail and radiator

SHOWER ROOM: Electric shower with shower seat, opaque double glazed window to rear, wash hand basin with chrome mixer tap, w/c, fixed light-up mirror, extractor fan, tiling to walls and floor

BEDROOM TWO: 13' Max 9'11" x 10' Min Double glazed bay window to front, timber flooring, coving to ceiling and radiator

TOILET ROOM: Coloured suite comprising wash hand basin, w/c, double glazed opaque window to front, timber floor.

FAMILY BATHROOM: Coloured suite comprising corner bath with shower over, wash hand basin, w/c, bidet, radiator, double glazed opaque window to front, part tiling to walls and floor, extractor fan.

BEDROOM THREE: 14'11" x 7'8" Double glazed windows to rear, timber floor, radiator and coving to ceiling.

BEDROOM FOUR/OFFICE: 13'6" x 7' Max, 5'4" Min Double glazed window to rear, timber floor

LOFT AREA: 18'1" x 12'10" (*Some restricted headroom*) With fitted storage cupboards, full length wardrobe, two Velux windows, radiator, timber floor.

REAR GARDEN: Patio area to fore, with steps leading to lawn, apple trees to borders, floodlight.

GREENHOUSE: With outside tap and electric points.

GARAGE: 11'2" x 7'5" (*Please check the suitability of this garage for your own vehicle*) With timber door, lighting and electrical points.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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:

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

