

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- * Detached Dormer Style Bungalow
- * Offering three or four bedroom accommodation
- * Internal viewing highly recommended to full appreciate size of accommodation
- * Family downstairs bathroom
- * Sun house/studio/office
- * Master bedroom with dressing area
- * Walking distance of Sutton Park
- * Enjoying access to schools of all ages



4 DUNCHURCH CRESCENT, SUTTON COLDFIELD, B73 6QN OFFERS AROUND £425,000

Offering good sized accommodation throughout, this 3 or 4 -bedroom detached dormer bungalow is located close to all essential amenities including, local shops, transport facilities, Sutton Park & schools for all ages of children. Briefly sharing the accommodation on offer, porch entrance, hall with storage, bedroom/dining room, bathroom, lounge with inglenook fireplace, fitted kitchen/breakfast area, three further bedrooms (master bedroom with dressing area), guest w.c, garage, enclosed rear garden with sun house/potential office, ample off-road parking. Double glazing & central heating (both where specified). Freehold & council tax band E.

Approached via a front driveway offering ample off road parking and raised borders

PORCH :

With double glazed frosted sliding doors and lantern light

HALL:

With wood effect panelled flooring, wall lights, useful understairs cloaks, radiator, stairs flowing to first floor

LOUNGE: (REAR): 11'11", 14'08" (into inglenook) x 17'09"

With inset log effect fire in inglenook, two x double glazed frosted windows to the side of the inglenook, double glazed sliding patio doors, radiator, inset lighting

KITCHEN / BREAKFAST ROOM (REAR): 12'11" x 13'02"

With a range of wall and base units with rolled worktops over, integrated oven and hob with extractor over, single bowl sink with mixer tap, tiled splashbacks, inset lighting, double glazed window to rear, door to side with access to garden, useful pantry

BEDROOM / DINING ROOM: (FRONT): 9'06" x 10'04"

With double glazed obscure window to front, radiator, wood effect flooring

FULLY TILED BATHROOM:

With panelled bath, wc, hand wash basin, walk in shower cubicle, radiator, two x double glazed frosted windows and inset lighting

FIRST FLOOR:

LANDING:

With stairs flowing up from ground floor

BEDROOM ONE: (REAR) 14'02", 19'00" (into dressing area) x 8'06"

With double glazed window to rear, radiator, inset lighting, walking through to:

DRESSING AREA: With access to loft space

BEDROOM TWO: (FRONT) 9'11" (not measured into wardrobe recess) x 12'05" (not measured into wardrobe recess)

With double glazed window to front, radiator, inset lighting, built in wardrobes

BEDROOM THREE: (REAR) 13'03", 9'10" x 7'02"

With double glazed window to rear, built in wardrobes, inset lighting and radiator

GUEST WC

With partially tiled walls, wc, hand wash basin, extractor fan

OUTSIDE:

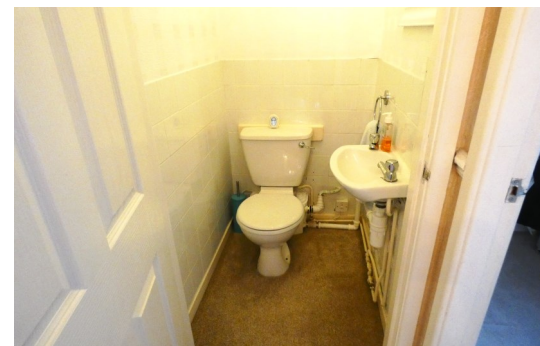
GARDEN:

An enclosed rear lawned garden with cold water tap, access to front via side entrance, paved patio area

SUN HOUSE / OFFICE AREA: 19'0" x 9'02": With wood effect flooring, power and light

GARAGE: 8'06" x 17'03" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE)

With up and over door, light and power, Worcester central heating boiler, cold water tap, access to side via door



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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



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.

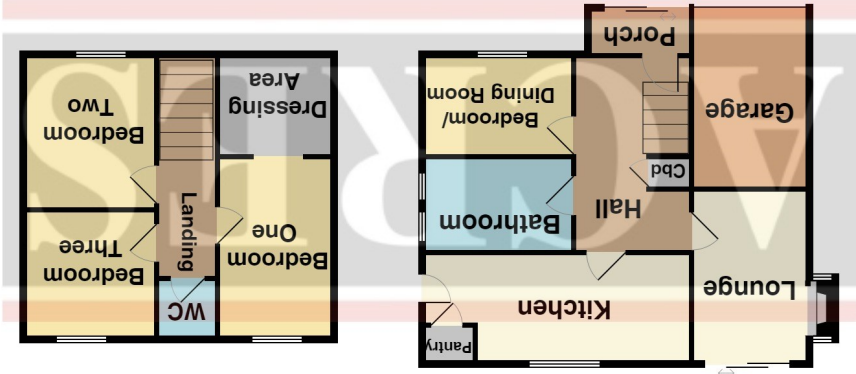
TENURE:

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

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



4, Dunchurch Crescent, Sutton Coldfield, B73 6QN