

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* This is a lovely property that is situated on a very popular residential development
- \* Living accommodation is situated on the first floor.
- \* Entrance hall and guests cloakroom
- \* Utility room with access to Garage
- \* Very generous living room to the first floor with doors to garden
- \* Spacious kitchen
- \* Three excellent bedrooms over two floors
- \* Bathroom
- \* Deep brick blocked fore garden with parking space and planted shrubs
- \* Lovely well manicured rear garden with patio, lawn, trees and shrubs



***17 Milcote Drive, Sutton Coldfield, B73 6QJ ~ Offers around £325,000***

This freehold property is situated beautifully in this ever popular residential development. This is an unusual property with the living accommodation situated on the first floor. Council tax band D. The interiors really do work very well and include entrance hall with guests cloakroom, guests double bedroom and utility room. To the first floor is a very large extended living/dining room with patio doors out to garden, spacious kitchen, two double bedrooms and bathroom. Outside to the front is a deep fore garden with brick blocked driveway offering parking space and access to garage front and to the rear is a beautifully manicured garden with patio, lawn and an array of planted trees and shrubs. EPC rating E.

Access is via a brick block paved drive and fore garden offering multiple parking space and stylish planted borders

**Entrance Porch:** Double glazed windows and doors to front and side and timber and glazed reception door into:

**Hallway:** Stairs leading to first floor, double glazed window to side and doors leading to utility and bedroom

**Guest Cloakroom:** Having a white close coupled wc, white hand wash basin, double glazed window

**Bedroom Three/Sitting Room 9'01" x 7'06":** Having double glazed windows to front and side and built in wardrobes

**Utility Room:** An excellent work room with space and plumbing for washing machine, stainless steel sink and drainer into a base unit, space for other white goods, door into boiler cupboard and further door into:

**Garage:** 'Please check for suitability of this garage for your own vehicle' With up and over door to front, light and power

**First Floor Landing:** Access to loft space doors into:

**Lounge 26'01" x 11'0"** Having living and dining areas feature fire surround with living flame effect fire, double glazed patio doors to rear garden and double glazed window to side

**Kitchen 12'0" x 8'0":** Having a range of drawer, base and eye level cupboards, work surfaces, stainless steel sink and drainer, space for gas cooker, space for white goods, double glazed door to rear

**Bedroom One 13'0" x 11'0":** A very large double bedroom with double glazed window to front

**Bedroom Two 9'04" x 10'02" min to wardrobe front x 12,04" max into wardrobes** Double glazed window to front, built in wardrobe system to one side

**Bathroom:** Having a suite comprising of panelled bath with shower above, pedestal hand wash basin and low level wc, tiling to part walls, double glazed pattern window and door into airing cupboard

**Rear Garden:** A beautifully manicured and mature garden, crazy paved patio and steps up to a shaped lawn with mature flowers and verdant trees and shrubs





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		
		49 E	74 C

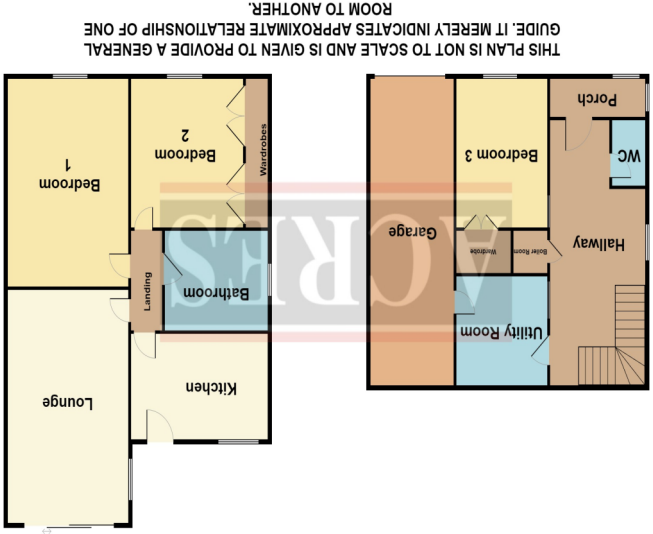
**TENURE:**

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.

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

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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.