

ACRES

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www.acres.co.uk



- A wonderful period style property that has been enhanced and extended
- Ideal location close to many amenities
- Living Room
- Large comprehensively fitted breakfast kitchen
- Incredible family room with double doors to garden
- Master Bedroom with access into a dressing room
- Further generous Bedroom
- Stylish bathroom with white suite, bath and shower cubicle
- Staircase leading to a useful loft area
- Fore garden with parking and lovely long rear garden with both patio area and lawn.



**REDDICAP HEATH ROAD, SUTTON COLDFIELD, B75 7DX - OFFERS IN EXCESS OF
£275,000**

Acres are delighted to offer for sale this wonderfully enhanced and extended, freehold, period style property, council tax band C. Ideally located close to many amenities including, shops, restaurants and schools. The interiors are truly superb and include a living room to front with feature fire surround, inner hallway with staircase to first floor, incredibly generous and comprehensively fitted breakfast kitchen with double doors to a very spacious family room with exposed brick work and double opening doors leading to garden. To the first floor is a master bedroom leading to a dressing room and a further excellent bedroom to front, fitted bathroom with a white suite including a bath and separate shower cubicle. There is also a staircase leading to a very useful loft area. To the front of the property is a fore garden offering multiple parking space and to the rear is a long garden that includes patio area, lawn and an array of flowering and verdant trees and shrubs. EPC rating D.

This property needs to be viewed to appreciate the size, position and quality that is on offer.

Access is via: A brick blocked fore garden offering parking space, double glazed reception door with double glazed transom above into:

LOUNGE 13'1" max into bay 11'1" min x 12'10" max 12'0" min to chimney breast Having double glazed bay window to front, stylish panelling to dado height, fitted storage unit to one recess including display shelves, coving and medallion to ceiling, fire surround with open grate, radiator and exposed timber floor, door into:

INNER HALLWAY Having staircase to first floor and tiled floor that continues throughout

KITCHEN 22'10" max 11'3" min x 12'10" max 7'10" min A very spacious fitted kitchen with a comprehensive range of light toned units to include drawer, base and eye level cupboards, stainless steel sink and double drainer, space and plumbing for washing machine and dishwasher, space for range styled cooker with tiled splashback and extractor hood, unit down lighting, two radiators, door into understairs storage, double glazed window to rear and side, door out to garden and double opening doors into:

FAMILY ROOM 18'8" x 9'6" A wonderful extended family room with exposed brick walls and three Velux roof windows, spotlights to ceiling, three double glazed windows to side, double glazed window system to rear including double opening doors out to garden, three radiators

FIRST FLOOR LANDING Having coving and medallion to ceiling, two steps leading to bathroom and staircase to loft area

BEDROOM ONE 11'2" x 14'10" max 13'8" min to chimney breast Having double glazed window to rear, coving to ceiling, radiator and open access into:

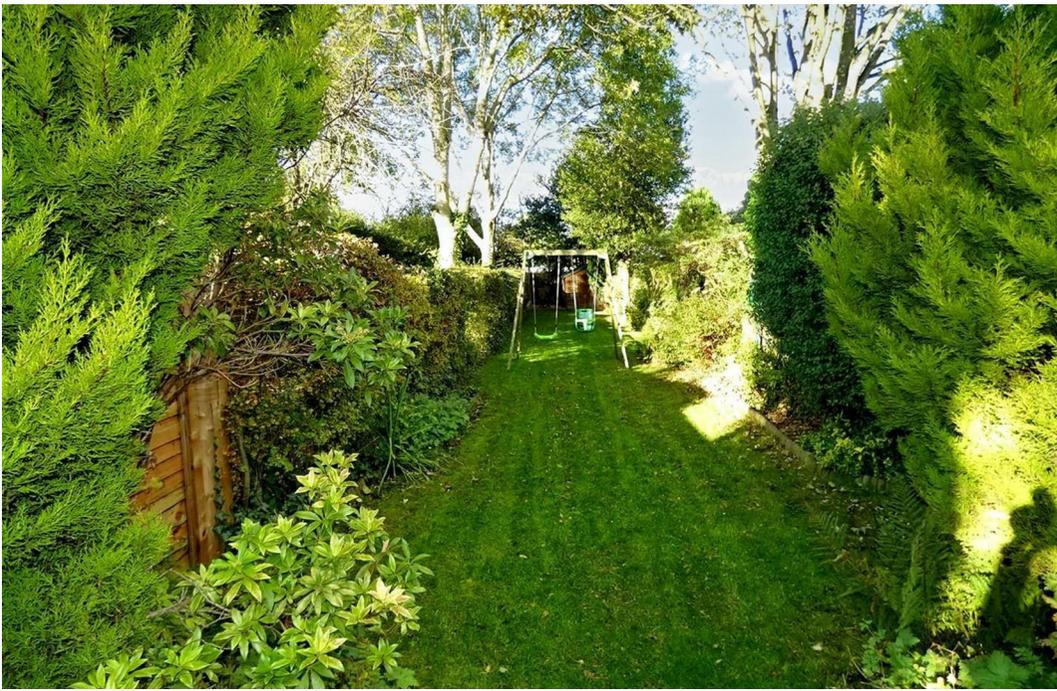
DRESSING ROOM 11'1" x 7'9" max into store 3'10" to store front Having a range of built in open storage, shelving and hanging rails, plus a vanity unit, double glazed window to rear, radiator

BEDROOM TWO 8'4" x 8'9" max 7'10" min to wardrobe front Coving to ceiling, double glazed window to front, radiator, built in wardrobe, also housing wall mounted gas central heating boiler

BATHROOM Having a P-shaped spa bath, wash hand basin set into a vanity unit, close coupled WC, self contained shower cubicle with fitted shower, elegant tiling to part walls, chrome ladder style radiator/towel rail, coving and medallion to ceiling, tiling to floor

LOFT AREA Having a window to rear, half doors into under eave storage, decorated and carpeted

REAR GARDEN Having stone chipped side area, lawned garden



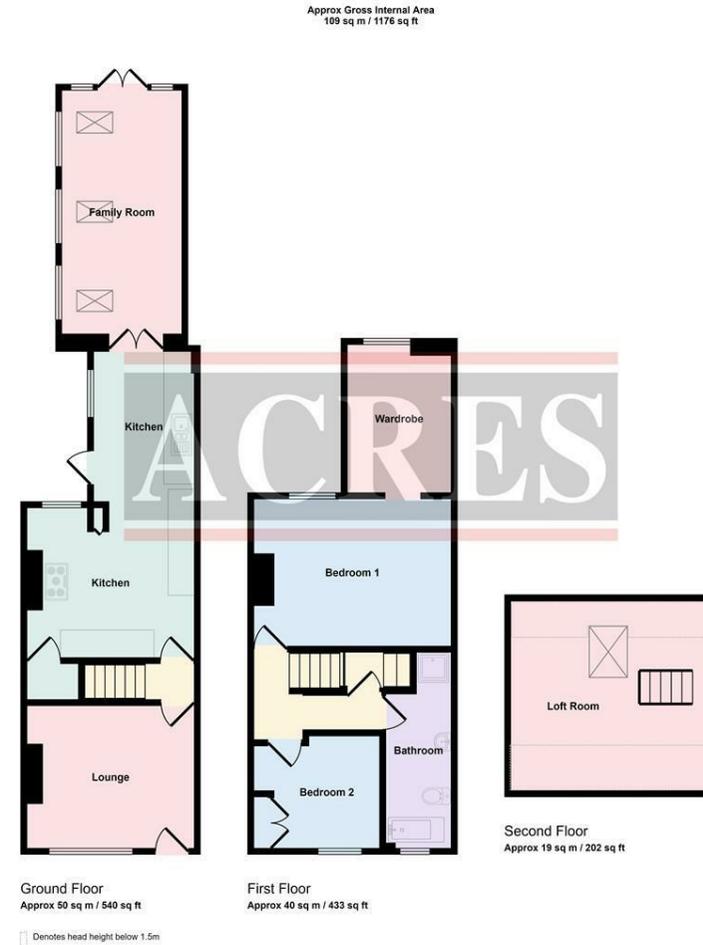
TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	80

England & Wales EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

