

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An incredible extended family styled property
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Lounge, dining room and conservatory
- ◆ Superb dining kitchen and fitted utility
- ◆ Four bedrooms
- ◆ Master bedroom with en-suite
- ◆ Very large bathroom
- ◆ Fore Garden with parking space
- ◆ Double garage
- ◆ Well tended rear garden and rear garden room



9 Greenside Road, Erdington, B24 0DJ ~ Offers over £425,000

This is a wonderful family home that is ideally located on an extremely popular residential cul-de-sac off Grange Road. The property is freehold and council tax band D. The incredible spacious interiors include enclosed porch, entrance hall, family lounge, separate dining room leading to a conservatory, large fitted dining kitchen and fitted utility. To the first floor are four incredibly generous bedrooms (master with en-suite) and a double sized bathroom with large bath and shower cubicle. Outside is a fore garden offering parking space and access to double garage and to the rear is a well manicured garden with large rear garden room or possible home office. Please consider viewing this property as it offers amazing interiors. EPC rating D.

Access is via: A wide fore garden with stone chipped area, brick blocked driveway offering parking space

ENCLOSED PORCH Having double glazed leaded light windows to front and side, double glazed reception door with double glazed stain glass windows to either side

HALLWAY Having coving to ceiling, newel and balustrade staircase to first floor, dado rail, radiator, door into cloak cupboard and further doors into dining room, lounge and:

GUEST CLOAKROOM Having a close coupled WC, pedestal wash hand basin, panelling to part walls

LOUNGE 16'10" max into bay 14'5" min x 11'5" max 10'2" min to chimney breast Having double glazed leaded light bay window to front, picture rail, radiator, dado rail, timber effect floor

SITTING /DINING ROOM 13'6" max into bay 11'1" X 11'0 Having a bay window to rear including door out to conservatory, coving to ceiling, dado rail, timber effect flooring, radiator

CONSERVATORY Having double glazed windows to sides and rear, double glazed double opening door, timber effect floor

DINING/KITCHEN 17'9" max x 11'10"max to bay 9'4" min A superb family sized kitchen with a comprehensive range of units to include drawer, base and eye level cupboards integrated dish washer one and a half bowl sink and drainer with fitted rinser tap, range style cooker with extractor hood over, complimentary work surface, tiling to splash back under gallery lighting, double glazed window

DINING AREA With double glazed window and central door to garden, radiator:

UTILITY Having a range of white high gloss units, boiler cupboard and cupboard housing washing machine, work surface and complimentary splashback, timber effect floor, double glazed door to rear and door into:

DOUBLE GARAGE 14'4" x 14'6" (Please check for suitability of this garage for our own vehicle) Electric up and over door, light and power

FIRST FLOOR LANDING Access to loft, doors into storage cupboard and :

MATER BEDROOM SUITE 15'7 max to bay 12'8" min x 11'5" max 10'2" min to chimney breast Having double glazed leaded light bay window to front, radiator, picture and dado rail,

ENSUITE Having a self contained shower cubicle with fitted electric shower, pedestal wash hand basin, close coupled WC, chrome ladder style radiator towel rail, double glazed opaque leaded light window, vanity storage unit, tiling to walls and floor

BEDROOM TWO 16'0" max to bay 13'0" max x 11'0" Having double glazed bay window to rear, radiator

BEDROOM THREE 12'5" max to bay 9'5" x 9'2" Having double glazed bay window to rear, radiator

BEDROOM FOUR 9'4" x 7'0" to storage front 10'8" max into storage Double glazed leaded light arched window to front, picture rail, radiator, built in storage to one side

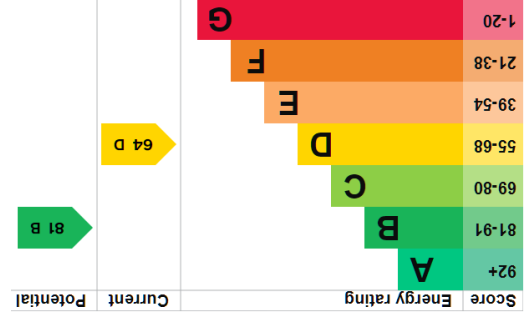
BATHROOM 16'2" 7'8" A superb and extremely large family bathroom with oversized encased bath, self contained shower cubicle with electric overhead shower, pedestal wash hand basin, close coupled WC, stylish tiling to walls, double glazed opaque window to rear and Velux window to roof line, spot lights to ceiling, two chrome ladder style radiator and towel rail.

REAR GARDENS A well manicured garden with brick blocked patio to fore. with brick wall and gate leading to a long lawn, to far rear is a lovely summer house/home office, light and power



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



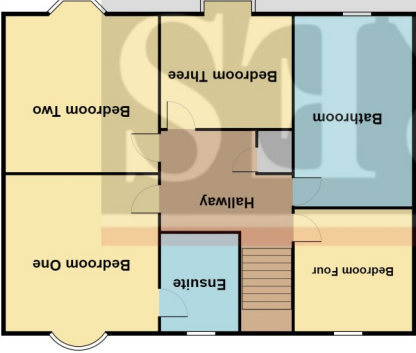
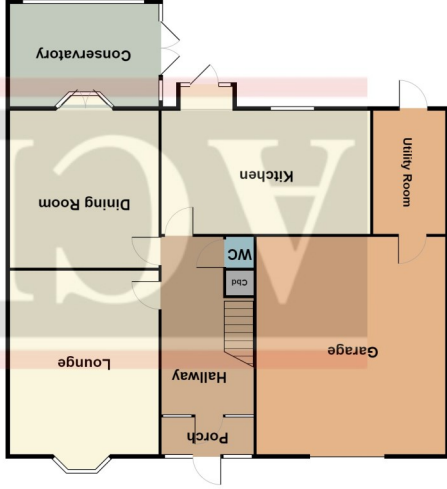


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.)
 As per sales particulars.
 Recommended via Acres on 0121 321 2101.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.