

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A very generous property ideally located on this very popular development
- ◆ Offering a wonderful opportunity to upgrade to ones own taste
- ◆ Close to many local amenities including excellent secondary schools
- ◆ Entrance hall
- ◆ Living Room with double doors through to Dining Room
- ◆ Kitchen
- ◆ Three large bedrooms
- ◆ Bathroom
- ◆ Large storage that could potentially be a study
- ◆ Garden to fore with parking space and garden to rear



3 Carhampton Road, Sutton Coldfield, B75 5PL ~ Offers around £215,000

This is an excellent freehold property that is located on the edge of this very popular residential location, Benefiting from double glazing this house offers the opportunity to improve and update to ones own taste. The interiors are excellent and include large entrance hall, lounge with double doors into a dining room, kitchen with large larder. To the first floor are three really generous bedrooms and bathroom. Outside is a deep fore garden offering parking space and to the rear is a garden with patio and garden area. Council Tax Band B and EPC rating E.

Access is via: A deep fore garden offering parking space

ENCLOSED PORCH Having double glazed leaded light windows and door leading to a timber and glazed reception door and double glazed patterned window to side

HALLWAY Staircase to first floor, door into kitchen and:

LOUNGE 14'4" max 13'3" min to chimney breast x 12'1" max 10'3" min Having double glazed bow bay window to front, classically styled fire surround with decorative tiled cheeks and living effect gas fire, double doors into:

DINING ROOM 10'0" x 10'2" Having double glazed patio doors to rear and courtesy door to kitchen

KITCHEN 7'6" min plus door well x 8'4"max Having drawer, base and eye level cupboard, work surface, space for gas cooker, space and plumbing for washing machine, tiling to part walls, work surface and etched drainer Belfast sink, access to pantry, double glazed windows and door into garden

FIRST FLOOR LANDING doors into

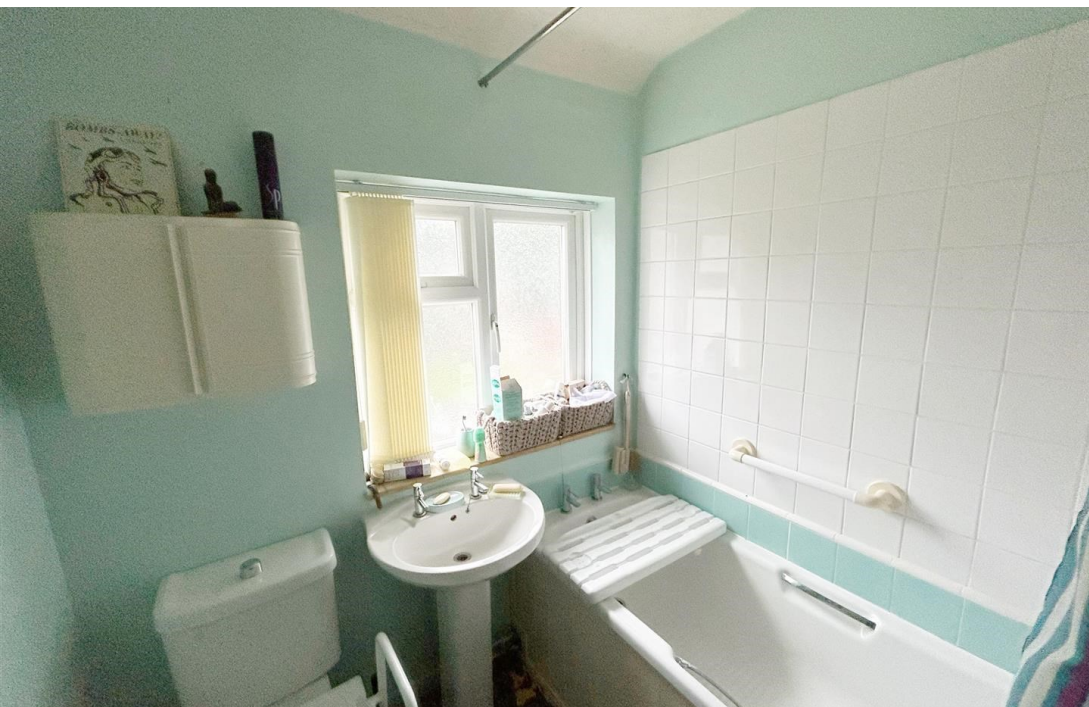
BEDROOM ONE 13'2" x 10'4" min plus door well Having access to loft, double glazed window to front, stripped timber floor and storage heater

BEDROOM TWO 11'3" max 10'1" x 12'2" Having double glazed window to rear, storage heater

BEDROOM THREE 9'9" max 7'1" min x 8'3" Having double glazed window to front, open storage above stairwell

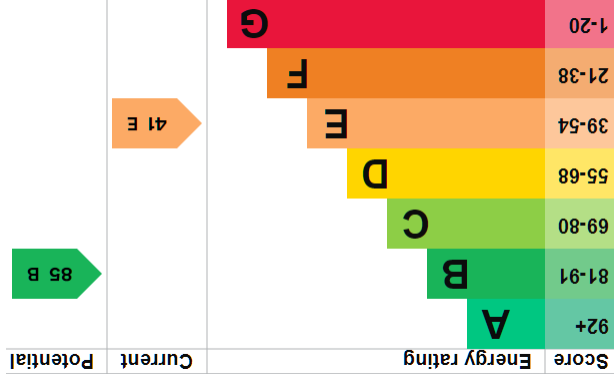
BATHROOM Having panelled bath, electric shower over, pedestal wash hand basin, close coupled WC, double glazed patterned window, door into airing cupboard, tiling to part walls

STORAGE/PART OFFICE 11'0" x 3'10" Having a double glazed window



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





TENURE:

COUNCIL TAX BAND:

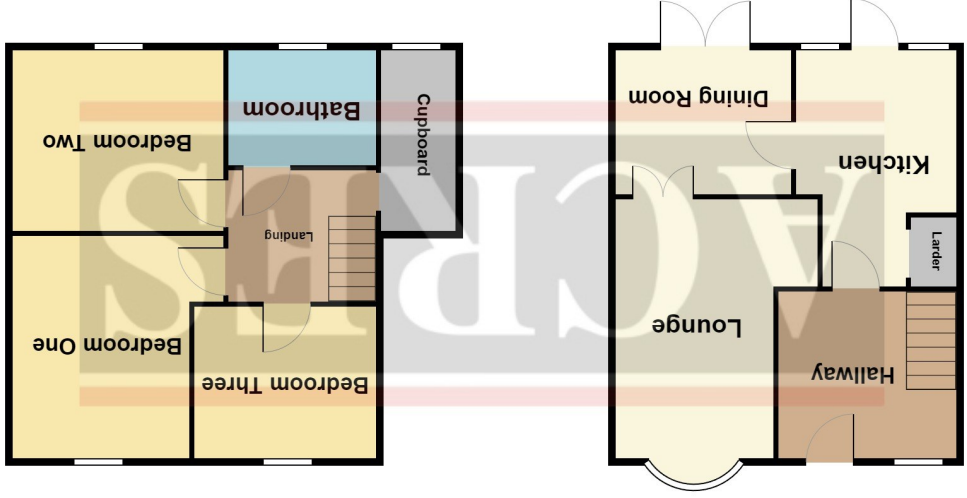
FIXTURES & FITTINGS:

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.

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.