

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb modern styled property
- ◆ Entrance hall, utility cupboard and guests cloakroom
- ◆ Fitted kitchen with integral appliances
- ◆ Stylish and spacious living room
- ◆ Master Bedroom with en-suite off
- ◆ Second double bedroom
- ◆ Bathroom with white suite
- ◆ Fore garden with parking space
- ◆ Wonderful low maintenance rear garden
- ◆ Viewing essential



196 Dovedale Road, Erdington, B23 5BP ~ Offers around £200,000

This is a stunning modern styled property ideally located for many local amenities. The property is leasehold with over 100 years remaining and council tax band B. The interiors are beautifully presented throughout and very spacious, they include entrance hall with utility cupboard and guests cloakroom off, open access into a fitted kitchen with integral appliances, beautiful living room with space for living and dining areas and double opening doors into the garden. To the first floor is a master bedroom suite having a double bedroom with fitted wardrobe and en-suite shower room, a second double bedroom and bathroom presented with a monochromatic theme and white suite. Outside is a fore garden with lawn, pathway and drive and to the rear is a wonderful low maintenance garden with patio ideal for alfresco dining and relaxing, artificial lawn and rear seating area. Viewing is essential to appreciate all that is on offer. EPC rating C.

Access is via: A fore garden with lawn, pathway and drive

RECEPTION DOOR INTO:

HALLWAY Having timber effect floor, utility cupboard, space and plumbing for washing machine, space above for dryer, door into guest cloakroom and

KITCHEN 10'0" x 6'1" Having a range of cream units to include drawer, base and eye level cupboards, timber work surface, upstand and window sill, Belfast style sink, four ring gas hob and oven with extractor hood over, integrated fridge freezer, dishwasher, microwave, double glazed Georgian styled window to front

LIVING ROOM 17'3" plus doorwell x 12'7" max This is a very spacious and beautifully presented living room offering double glazed doors to rear, timber effect floor, two radiators and staircase up to:

FIRST FLOOR LANDING Doors into:

BEDROOM ONE 12'3" max doorwell 9'2" average measurement x 12'7" max into wardrobes 9'10" average measurement Having a double glazed window to rear, stylish panelling to part walls, radiator, built-in double wardrobe and four drawer chest of drawers with deep display top, door into ensuite and over stairs airing cupboard, access to loft

ENSUITE Having a shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, double glazed patterned window, radiator

BEDROOM TWO 12'7" X 8'5" An excellent second double bedroom, double glazed window to front, radiator

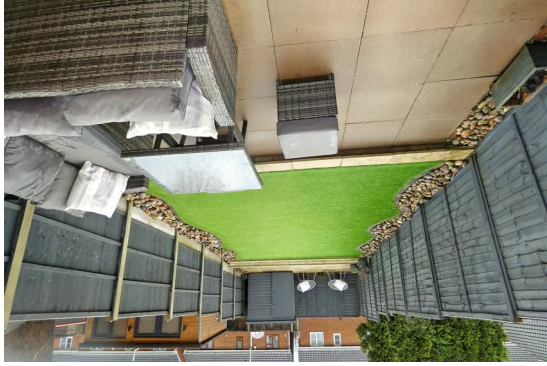
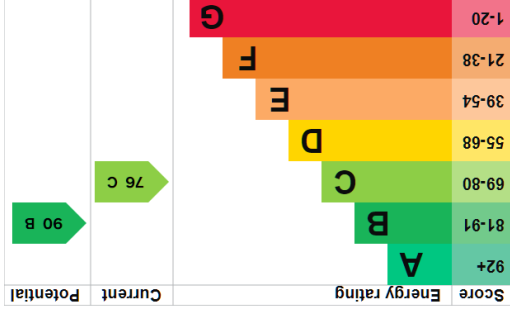
BATHROOM Having a white suite comprising panelled bath, wash hand basin set into a vanity unit, close coupled WC, presented in monochromatic tones with tiling to part walls, display shelf, flooring, double glazed patterned window, radiator

REAR GARDEN A very well manicured low maintenance garden with patio to fore, ideal for alfresco dining and relaxing, artificial lawn and seating area to rear



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 Leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
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 As per sales particulars.
 Recommended via Acres on 0121 321 2101.

