

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * An excellent period style property
- * Beautifully presented throughout
- * Enclosed porch and entrance hall
- * Lounge
- * Dining room
- * Sitting Room
- * Modern styled fitted kitchen
- * Double glazed side passage way, guests W.C.
- * Three excellent bedrooms and bathroom
- * Gardens to front and rear



114 Short Heath Road, Erdington, B23 6JR ~ Offers around £250,000

This is a beautifully presented and enhanced freehold property, council tax band B ideally located close to many local amenities. Benefiting from double glazing and gas central heating (both where specified) The spacious interiors include enclosed porch, entrance hall, three reception rooms including lounge, dining room and sitting room, stylish modern fitted kitchen, double glazed side passageway leading to guests W.C. and storage. To the first floor are three excellent bedrooms and re-fitted bathroom. Outside is a fore garden and very large garden to rear. Viewing is essential to appreciate. EPC rating E.

Access is via a double glazed door with transom above into:

PORCH Double glazed reception door into:

HALLWAY Coving to ceiling, staircase to first floor, radiator, door into Breakfast room, Sitting room and

LOUNGE 15'6" max into bay 12'0" min x 11'6" max 10'10" min to chimney breast Double glazed bay window to front, coving and medallion to ceiling, fire surround, radiator

SITTING ROOM 12'3" x 9'5" max 8'7" min to chimney breast Double glazed window to rear, radiator, coving to ceiling

BREAKFAST ROOM 15'2" max into door well 13'8" min x 8'6" Two double glazed windows to side, wall mounted gas central heating boiler, fire surround with living flame effect electric fire, door into:

KITCHEN 9'0" x 8'1" Fitted with a range of high gloss units to include drawer, base and eye level cupboards, five ring gas hob with extractor hood over and electric oven under, stainless steel sink and drainer, work surface and tiling to walls and floor, space for fridge freezer, double glazed window and door to side

FIRST FLOOR LANDING Having double glazed door to store cupboard and access to loft, further doors into:

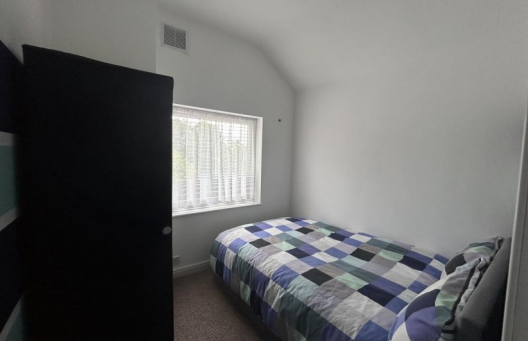
BEDROOM ONE 12'0" max 9'0" min x 17'2" max 11'4" min An excellent larger than average bedroom with two double glazed windows to rear, coving to ceiling, radiator

BEDROOM TWO 12'3" x 11'4" max 10'1" A second excellent double bedroom, double glazed window to rear, radiator, coving to ceiling

BEDROOM THREE 7'7" x 8'6" having double glazed window to rear

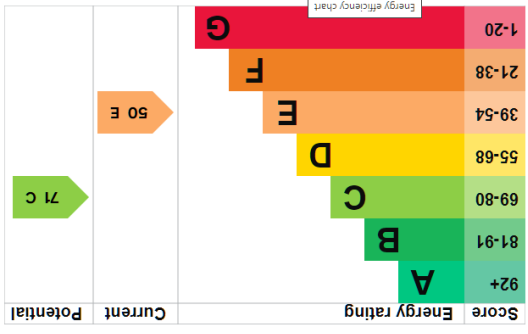
BATHROOM Having a white suite comprising panelled bath with shower above, pedestal wash hand basin, close coupled WC, elegant tiling to walls, double glazed patterned window, radiator

REAR GARDEN A very large shaped garden with patio area leading to a long lawned garden



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:**

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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.)

