

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- ◆ Incredible location in the centre of Sutton Coldfield
- ◆ Lovely modern styled property
- ◆ Entrance hall
- ◆ Fitted kitchen to front
- ◆ Rear living room
- ◆ Conservatory
- ◆ Two double bedrooms with fitted wardrobes
- ◆ Shower room
- ◆ Fore garden offering parking space and garage en-bloc
- ◆ Paved rear garden



***23 Duke Street, Sutton Coldfield, B72 1RJ ~ Offers around £290,000***

You cannot get a better position for all amenities in The Royal Town of Sutton Coldfield. This lovely modern styled Freehold property has wonderful interiors and includes entrance hall, modern fitted kitchen, spacious living room with access to a sunroom two double bedrooms to the first floor with built in wardrobes and shower room with white suite. Outside is a deep fore garden offering parking space and to the rear is an enclosed garden that is paved for easy maintenance. There is also a garage en-bloc in a gated area. Viewing is essential to appreciate all that is on offer. EPC rating C. Council tax band C.

Access is via a double glazed reception door

**ENTRANCE HALL** Newel and balustrade staircase to first floor, under stairs store cupboard, radiator, coving to ceiling, timber effect floor leading into lounge and bi-folding doors into:

**KITCHEN 12'0" x 6'8"** Having a range of drawer, base and eye level cupboards, four ring gas hob with electric oven under, stainless steel one and half bowl sink and drainer, space and plumbing for washing machine, wall mounted gas central heating boiler, work surface and tiling to splash backs, radiator, and double glazed window to front

**LOUNGE 12'0" x 12'5"** An excellent living room with double glazed patio doors to rear, fire surround with marblesque back and hearth, radiator, double glazed patio door,

**LEAN TOO SUN ROOM** Double glazed window to rear and side, double glazed doors to garden, timber effect floor

**REAR GARDEN** Brick blocked patio leading to a paved garden, fencing to boundaries, gated side access

**FIRST FLOOR LANDING** Access to loft space and doors into:

**BEDROOM ONE 12;1" max x 12'5" max into wardrobes 9'0" min to wardrobe front:** An excellent double bedroom, two double glazed windows to front and mirror fronted built in wardrobe plus further built in wardrobe to rear, radiator

**BEDROOM TWO 8'9" x 9'6"** A second double bedroom with double glazed window to rear, door into built in wardrobe

**SHOWER ROOM** Having a large self contained shower cubicle with fitted electric shower, pedestal wash hand basin, close coupled WC, tiling to part walls, double glazed patterned window to rear, door into linen cupboard, ladder style radiator/towel rail

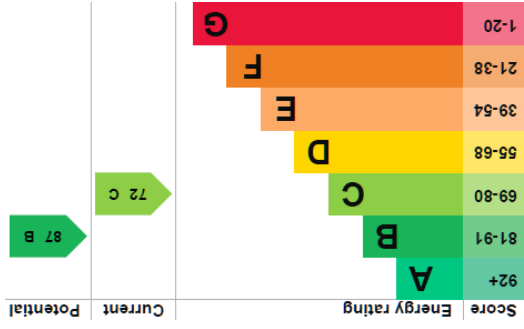




FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE







**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.