

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) 🌐 [www.acres.co.uk](http://www.acres.co.uk)



- ◆ This is a lovely property offering excellent accommodation
- ◆ Stylish lounge
- ◆ Sitting room/study (formally the garage)
- ◆ Large fitted kitchen opening into a lovely conservatory
- ◆ Three double bedrooms
- ◆ Modern bathroom with white suite
- ◆ Fore garden offering parking space
- ◆ Well tended rear garden with patio and lawn
- ◆ Viewing is essential to appreciate



***88 Honiley Drive, Sutton Coldfield, B73 6RN ~ Offers around £310,000***

This is a charming property located on Honiley Drive in the sought-after area of Sutton Coldfield. This delightful house boasts excellent accommodation including a lovely generous lounge and separate sitting room/study which was formerly the garage, providing versatility and extra living space for your family to enjoy. There is a stylish kitchen that seamlessly flows into a bright conservatory, creating a wonderful space for entertaining guests or simply relaxing. To the first floor are three spacious double bedrooms, perfect for a growing family or those in need of extra space and a re-fitted modern bathroom in grey tones. With off-road parking, you'll never have to worry about finding a space for your car after a busy day and to the rear is an enclosed garden with patio and lawn. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer. EPC rating D. Council tax band C.

Access is via: A brick blocked fore garden offering multiple parking spaces and access to double glazed reception door

**HALLWAY** Door into lounge and door into:

**SITTING ROOM/STUDY (formally the garage) 16'6" max x 13'0" min** Double glazed window to front, built-in storage cupboard and work station, coving to ceiling, radiator, timber effect flooring

**LOUNGE 15'2" x 10'10" max 10'5" min to chimney breast** A very spacious and beautifully presented room with double glazed window to front, coving to ceiling, radiator, period style fire surround with living flame effect fire, stylish timber effect floor, door to staircase, door into:

**KITCHEN 19'1" x 9'0" min 9'2" max** A superb fitted kitchen with a range of cream high gloss units to include drawer, base and eye level cupboards, integrated dishwasher, space and plumbing for washing machine, space for American style fridge freezer, worksurface and matching breakfast bar, circular sink and drainer, four ring gas hob with extractor hood over, electric oven, with microwave above, double glazed window to rear, spotlights to ceiling, tiled floor that continues through to:

**CONSERVATORY 16'2" x 7'10"** A wonderful additional to the family home with double glazed windows to side and rear, double opening doors to garden, radiator

**FIRST FLOOR LANDING** Having coving to ceiling, access to loft space, doors into:

**BEDROOM ONE 13'4" x 9'10" max 7'10" min to wardrobe front** A delightful double bedroom with double glazed window to front, coving to ceiling, radiator and fitted double wardrobe

**BEDROOM TWO 10'9" x 9'10"** A second double bedroom with double glazed window to rear, coving to ceiling, radiator, door into built-in wardrobe

**BEDROOM THREE 9'0" x 8'2"** An excellent third bedroom with double glazed window to front, coving to ceiling, radiator

**BATHROOM** Being refitted with a white suite comprising enclosed spa bath, self contained shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, elegant grey toned tiling to part walls, chrome ladder style radiator/towel rail, coving and spotlights to ceiling, double glazed opaque window

**REAR GARDEN** Paved patio and lawn garden, storage to far rear, fencing to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE:**

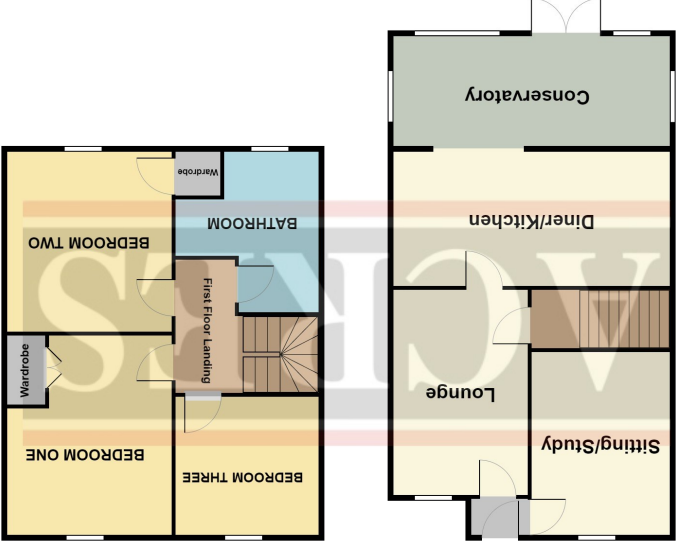
**COUNCIL TAX BAND:**

**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.