

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A very generous bungalow located in a lovely residential area
- ◆ Enclosed porch
- ◆ Large square hallway
- ◆ Very spacious lounge/dining room
- ◆ Breakfast kitchen and separate utility
- ◆ Three bedrooms
- ◆ Bathroom with white suite and shower cubicle
- ◆ Fore garden offering parking space and access to garage
- ◆ Beautifully manicured rear garden



33 Berwood Farm Road, Sutton Coldfield, B72 1AG ~ Offers around £390,000

Welcome to Berwood Farm Road, Wylde Green, Sutton Coldfield - a charming location for this delightful freehold semi-detached bungalow. As you step into the property, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The bungalow boasts a large lounge/dining room with door out to the garden perfect for relaxing or entertaining guests, a bright and airy breakfast kitchen, ideal for preparing delicious meals and enjoying a morning coffee, separate utility and side veranda leading to the garage. Three generous bedrooms, (two with fitted wardrobes) and bathroom with white suite and shower cubicle. To the front is parking space for multiple vehicles and access to garage front and to the rear is a pretty garden adding a touch of tranquillity to the property, providing a peaceful outdoor space to unwind after a long day. Council tax band D and EPC to be confirmed.

Access is via a double glazed door with double glazed window to side into

PORCH Tiled floor, double glazed reception door into

HALLWAY A wonderful square hallway with coving and spotlights to ceiling, radiator, tiled floor and doors into cloaks cupboard, lounge, bedroom and bathroom

LIVING ROOM 18'9" max 14'8" min x 15'10" max 12'2" min A large lounge/dining room with double glazed window system to rear including central door to garden, coving and spotlights to ceiling, radiator, timber effect floor, wall mounted living flame effect fire

BREAKFAST KITCHEN 12'4" max into door well 10'2" min x 10'8" A range of drawer, base and eye level cupboards, four ring gas hob with extractor hood over, double oven/grill combination, work surfaces, stainless steel sink and drainer, under double glazed rear window, integrated dish washer, tiling to splash back and feature glazed splash back behind hob, built in storage, radiator, integrated fridge, door into

UTILITY 6'4" x 5'4" Base units with stainless steel sink and drainer, space and plumbing for washing machine, space for other white goods, wall mounted gas central heating boiler, tiling to walls and floor, double glazed window and door out to

SIDE VERANDA Double glazed door to garden, space for white goods, access to

GARAGE 14'7" x 7'4" (please check the suitability of this garage for your own vehicle) Double doors to front, light and power

BEDROOM ONE 14'00" max 12'00" min into wardrobes x 10'1" max 8'2" min to wardrobe front Double glazed window to front and side, built in wardrobe to rear and side, radiator, timber effect floor, coving to ceiling

BEDROOM TWO 9'3" min to wardrobe front 10'10" average 14'00" max into door well x 9'8" Double glazed window to front, radiator, timber effect floor, built in wardrobe

BEDROOM THREE 9'10" x 7'00" Double glazed window to front, radiator, coving and spotlights to ceiling, panelling to part walls, radiator, timber effect floor

BATHROOM White suite comprising of panelled bath, wash hand basin set into a vanity unit, close coupled WC, double sized shower, tiling to walls and floor, coving and spotlights to ceiling, chrome ladder style radiator/towel rail

REAR GARDEN Composite patio leading to steps and pathway, lawn with planted boarder, further paved patio area, two garden sheds, walls and fencing to boundaries



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.)

