

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A lovely semi detached bungalow
- ◆ Located on a lovely residential road
- ◆ Very large fore garden with bordered lawn,
- ◆ Multiple parking space, in and out driveway and garage
- ◆ Enclosed porch leading to a hallway
- ◆ Generous lounge with large bay window
- ◆ Fitted kitchen and conservatory/utility
- ◆ Two double bedrooms (one with fitted wardrobes)
- ◆ Rear garden with lawn and patio
- ◆ No upward chain



2 Whitehouse Crescent, Sutton Coldfield, B75 6ER ~ Offers in excess of £400,000

Welcome to this charming bungalow located on Whitehouse Crescent in the sought-after area of Sutton Coldfield. This delightful property boasts a large front garden with a lush bordered lawn, parking space for multiple vehicles an in-and-out driveway and garage, providing both convenience and a picturesque setting. Upon entering, you are greeted by an entrance hall leading to a generous lounge perfect for relaxing or entertaining guests. fitted kitchen with a range of white gloss units and lean to conservatory/utility (having space and plumbing for washing machine). The bungalow features two spacious double bedrooms, one with fitted wardrobes and a wet room. This property is ideal for those seeking a peaceful retreat while still being close to local amenities and transport links. Don't miss the opportunity to make this lovely bungalow your new home in Sutton Coldfield.

Access is via a very large frontage with a bordered lawn and tarmacked driveway offering parking for multiple vehicles, in and out driveway, access to garage

ENCLOSED PORCH Having double glazed leaded light panels to front and side and matching central door, inset matwell and double glazed leaded light reception door into:

HALLWAY Having coving and access to loft, radiator, stylish timber effect flooring, doors into kitchen, wet room, bedrooms one and two:

LIVING ROOM 13'2" max into bay 11'4 min x 15'10" A generous room with double glazed leaded light bay window to front and double glazed leaded light double doors to garden, two radiators, ornate fire surround with electric living flame effect fire

KITCHEN 8'6" x 11'4" max Having a range of white high gloss units to include drawer, base and eye level cupboards, fitted four ring electric hob with extractor hood over, double oven/grill combination, space for fridge and freezer, stainless steel sink and drainer, work surface and tiling to splashback, radiator, door into pantry and double glazed window and door into:

CONSERVATORY/UTILITY 8'10" x 5'6" Having base and wall units, work surface, space and plumbing for washing machine, double glazed window and door to garden

BEDROOM ONE 15'00" x 9'3" max 7'4" min to wardrobe front Having a double glazed leaded light window, fitted wardrobes and overhead storage, radiator, coving to ceiling

BEDROOM TWO 12'00" x 11'7" A second excellent double bedroom, two double glazed leaded light windows, radiator, coving to ceiling

WET ROOM Having a fitted electric shower, white wash hand basin, close coupled WC, tiling to walls and waterproof flooring, double glazed leaded light patterned window, radiator, coving to ceiling

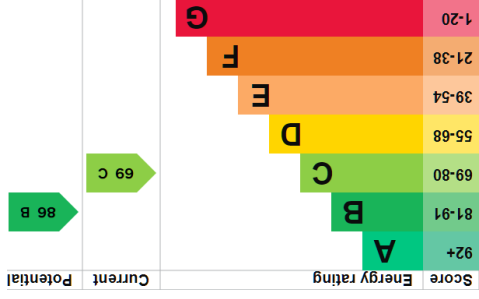
GARDEN Lawn with planted shrubs, paved patio, fencing and gate to front and door into:

GARAGE 15'1" x 8'7" min 9'5" max (Please check for suitability of this garage for your own vehicle) Electric up and over door, light and power



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



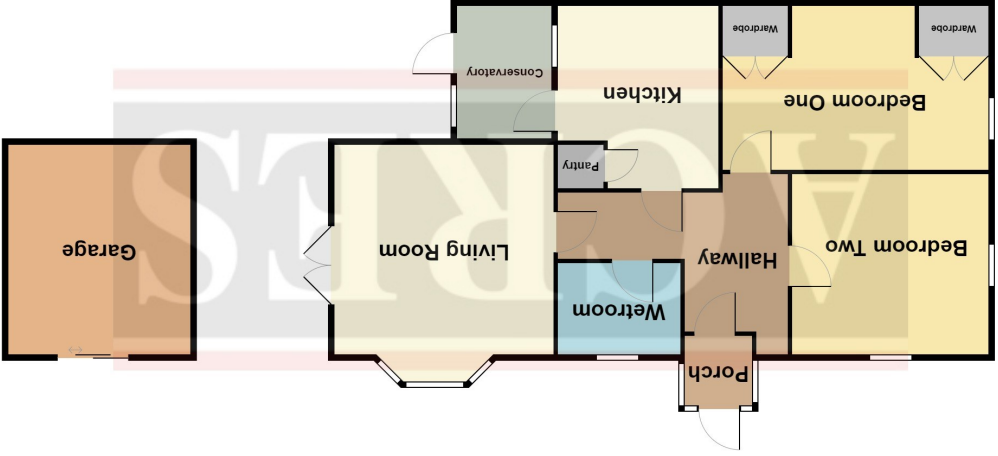


TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:

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.)



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.