

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- ◆ A wonderful bungalow situated on a superb road
- ◆ This is an extremely large
- ◆ Entrance hall and staircase up to loft area
- ◆ Lounge, dining room and snug
- ◆ Two kitchen areas and guests cloakroom
- ◆ Two double bedrooms (one with an ensuite and family bathroom)
- ◆ Very wide fore garden with bordered lawn, driveway for multiple cars
- ◆ Double Garage
- ◆ Rear and side gardens



3 Braemar road, Sutton Coldfield, B73 6LN ~ Offers Around £475,000

Welcome to this charming freehold detached bungalow located on Braemar Road in the sought-after area of Boldmere in Sutton Coldfield. Situated on a very large plot, this property offers incredible potential for those with a vision to create their dream home. The interiors very briefly offer an entrance hall, generous family lounge opening into a dining room, snug, guests cloakroom and two kitchen areas. The two double bedrooms, one of which includes an en-suite, ensure comfort and privacy for all residents and a family bathroom. To the loft area is a staircase and three upstairs spaces (but there is no building regulation or planning permission so they cannot be classed as residential rooms). Double garage wide fore garden with bordered lawn and multiple parking space, rear and side gardens. If you are seeking a property with scope for renovation and personalisation, this bungalow is a fantastic opportunity not to be missed. Don't wait to explore the possibilities that this charming home on Braemar Road has to offer. Council tax band E and EPC rating to be confirmed.

Access is via: An enclosed porch with double glazed leaded light double opening doors to front, tiled floor, double glazed leaded light reception door with matching vertical panels to sides

HALLWAY Having staircase to loft area, radiator, coving to ceiling, archway to lounge and door into inner hallway

LOUNGE 17'0" max 14'7" min x 13'5" max A spacious living room with double glazed leaded light bow bay window to front, radiator, coving to ceiling, ornate style fire surround with fitted electric living flame effect fire, open archway through to:

DINING ROOM 12'5" x 11'10" Having double glazed opaque leaded light window to rear, coving to ceiling, radiator, and door into:

SPLIT LEVEL KITCHEN

LEVEL ONE 10'10" x 12'3" Having a range of white high gloss units to include base, drawer and eye level cupboards, double glazed leaded light bow bay window, washing machine, contrasting work surface and tiled floor that continues through to:

LEVEL TWO 11'3" x 6'1" Base and wall mounted cupboards, electric cooker, stainless steel sink and drainer, double glazed leaded light doors to front and rear

SNUG 9'9" x 11'3" max plus doorwell 9'10" min Having double glazed leaded light window to front, door to front, double glazed leaded light double opening door to garden, radiator, tiled floor, door into garage and door into:

GUEST CLOAKROOM Having leaded light opaque window, close coupled WC, wash hand basin, tiled floor

DOUBLE GARAGE 16'1" x 17'1" (Please check suitability of this garage for your own vehicle) An up and over electric door to front, double glazed opaque leaded light window to rear, door to side, gas central heating boiler

INNER HALLWAY TO BEDROOM

BEDROOM ONE 12'0" x 15'6" to wardrobe front 17'4" max into wardrobe Having double glazed leaded light window to front, two double glazed leaded light windows to side, built in mirror fronted wardrobe, coving and medallion to ceiling, radiator

BEDROOM TWO 13'0" x 12'0" max 10' min to wardrobe front A second double bedroom with double glazed leaded light window, radiator, two single wardrobes, coving and medallion to ceiling, door into:

ENSUITE Having a self contained shower cubicle with fitted shower, pedestal wash hand basin, tiling to walls, and second glazed opaque window

BATHROOM Having a panelled bath, pedestal wash hand basin, close coupled WC, tiling to walls, radiator, double glazed leaded light opaque window

LOFT AREA A very large loft area in three sections, double glazed leaded light window to front, power and light

GARDEN Right side patio, lawn planted trees and shrubs



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 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.

