

# ACRES

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- ◆ Modern Bungalow
- ◆ Private Gated Driveway
- ◆ Three Bedrooms
- ◆ Lounge
- ◆ Dining Kitchen and Separate Utility
- ◆ Ensuite and Bathroom
- ◆ Rear Garden
- ◆ Garage
- ◆ Electronic Gates



***31c Browns Drive, Sutton Coldfield, B73 5RN ~ Offers around £365,000***

Welcome to this lovely freehold bungalow located on a gated private drive just off Browns Drive in Boldmere. Situated within walking distance of a thriving high street, this property provides easy access to a variety of shops, cafes, and other amenities including schools and the Cross City Railway line, making it convenient for daily errands and leisurely outings. The interiors are superb and include welcoming entrance hall, living room, generous dining kitchen with small separate utility area, three bedrooms, the master having an en-suite shower room and a family bathroom. Outside is a pretty paved fore garden offering block-paved parking space and garage, to the rear is a private garden which is accessed from the front via a pedestrian gate to the side. If you're looking for "on one level living", this property offers a perfect blend of comfort and sophistication. Don't miss the opportunity to make this wonderful bungalow your home in the heart of Boldmere. EPC rating C. Council tax band C.

Access is via: Block paved driveway leading to garage front, paved frontage with shrub border leading to an open canopy porch and reception door into:

**HALLWAY** Having two radiators, built-in cupboard and doors into:

**LOUNGE 17'10" max 9'11" max** Having a radiator, two double glazed French doors to rear

**DINING/KITCHEN 17'9" max 9'3" x 12'7" max 8'10" min** Having eye level and base units with work surface over incorporating one and half sink bowl single drainer unit, hob, oven extractor hood, tiled splashbacks, two double glazed windows to front

**MASTER BEDROOM 13'10" max 10'0" max** Having a radiator, double glazed window to front, fitted wardrobes and doors into:

**ENSUITE** Having shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, radiator, frosted double glazed window to front,

**BEDROOM ONE 12'8" max x 6'11" max** Having a radiator and double glazed window to rear

**BEDROOM TWO 12'8" max x 6'9" max** Having a radiator and double glazed window to side

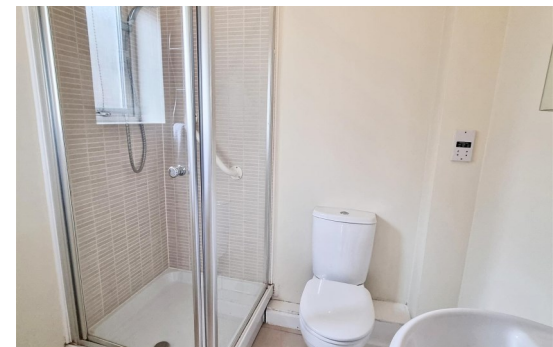
**UTILITY** Having base level units with worksurface over incorporating single drainer and sink unit

**BATHROOM** Having bath, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, radiator, frosted double glazed window to side

**GARDEN** Having a paved patio with lawned garden pedestrian gate

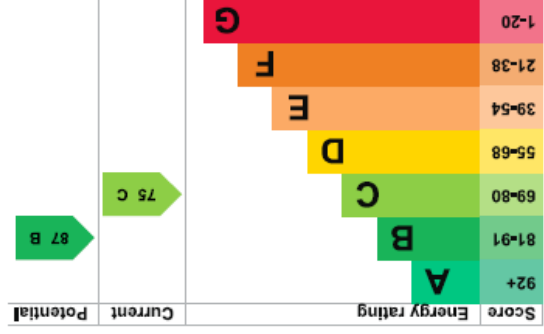
**GARAGE** Having up and over door to front

**REAR GARDEN** Having a paved patio with lawned garden beyond, pedestrian gate gives access from the front



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



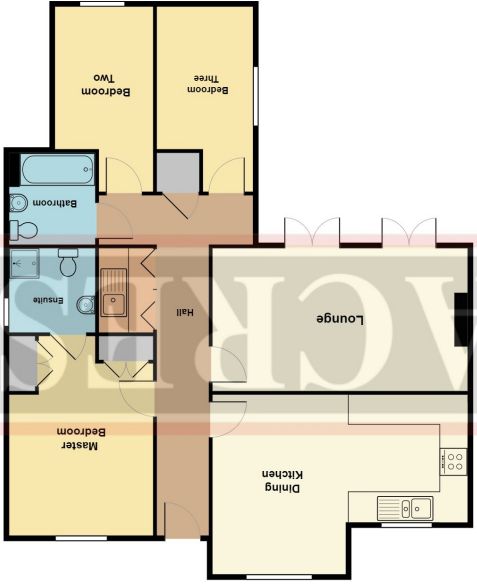


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:**

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.



Browns Drive, Sutton Coldfield, B73 5RN