

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A wonderful modern styled property
- * Large enclosed porch and welcoming hallway
- * Family Lounge
- * Incredible re-fitted dining kitchen
- * Conservatory
- * Guests Cloakroom
- * Four excellent bedrooms
- * Luxury Shower room
- * Brick blocked fore garden leading to Garage
- * Well manicured garden



73 Avery Road, Sutton Coldfield, B73 6QD ~ Offers around £475,000

This is an absolutely superb property offering incredible modern day living. Ideally located close to schools, shops and the beauty spot that is Sutton Park. The property is freehold and council tax band E. It has been enhanced throughout by the Vendors and includes a large porch, wonderful welcoming entrance hall, family lounge, incredible open plan dining kitchen with a comprehensive range of high gloss units, island and dining area, guests cloakroom and double opening doors into a conservatory. To the first floor are four very good bedrooms and a luxury shower room. Outside is a fore garden offering brick blocked multiple parking space and access to garage front. To the rear is a well manicured rear garden with timber decked patio and lawn. This beautiful residence should be viewed internally to appreciate all that is on offer. EPC to be confirmed.

Access is via a double glazed reception door with double glazed vertical window to front, grey toned flooring, radiator, door into:

HALLWAY A wonderful large and welcoming hallway, continuation of timber effect floor, radiator, staircase to first floor, door into dining kitchen and door into:

LOUNGE 18'7" x 10'00" Double glazed window to front, radiator

DINING KITCHEN A wonderful modern re-fitted dining kitchen

KITCHEN AREA 24'3" x 12'7" 9'9" min Comprehensive range of high gloss units to include drawer, base and eye level cupboards and fitted island with six ring gas hob with extractor hood over and cupboards under, fitted double oven/grill combination, space for American style fridge/freezer work surface and matching upstands, sink and drainer, spotlights to ceiling and sound system, double glazed window to side, tiled floor that continues through to

DINING AREA Radiator, double glazed sky lantern, double glazed double doors to

CONSERVATORY 24'3" max x 8'6" max Double glazed windows, double glazed double doors, two radiators

GUEST WC White close coupled WC, wash hand basin, elegant tiling to walls and floor, double glazed opaque window, chrome ladder style radiator/towel rail

FIRST FLOOR LANDING

BEDROOM ONE 13'5" x 8'9" Double glazed window to front, radiator, spotlights to ceiling

BEDROOM TWO 10'6" x 8'9" Double glazed window to front, spotlights to ceiling, radiator

BEDROOM THREE 11'00" x 8'10" Double glazed window to rear, radiator, spotlights to ceiling, double doors to rear

BEDROOM FOUR 8'5" x 8'9" Double glazed window to rear, radiator, spotlights to ceiling

SHOWER ROOM Double glazed window to side, double sized shower cubicle, wash hand basin set into a vanity unit, close coupled WC, spotlights to ceiling chrome ladder style radiator/towel rail, tiling to walls and floor

REAR GARDEN Paved area to fore, stone chipped area, timber decked patio, fencing to boundaries and access to front

GARAGE (please check the suitability of this garage for your own vehicle) 17'6" x 7'3" Double glazed door to side, up and over door, wall mounted gas central heating boiler, space and plumbing for washing machine, light and power



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.

