

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- ◆ This is a superb terraced property
- ◆ Ideally located for many local amenities
- ◆ Entrance hall
- ◆ Spacious lounge
- ◆ Large dining kitchen
- ◆ Three double bedrooms
- ◆ Bathroom
- ◆ Fore garden
- ◆ Well manicured rear garden
- ◆ Garage en-bloc



***21 Teddington Close, Sutton Coldfield, B73 6LY ~ Offers around £275,000***

Located perfectly close to many amenities in Boldmere and Sutton Coldfield. The property is freehold and includes, entrance hall, spacious living room with double opening entertaining doors through to a dining kitchen with double opening doors out to the garden. To the first floor are three excellent double bedrooms and bathroom. Outside is a fore garden with lawn and pathway, well manicured rear garden and garage en-bloc. Viewing is essential to appreciate all that this property offers. Council tax band C and EPC rating. D

Access is via a lawned fore garden with planted border, pathway leading to

**ENCLOSED PORCH** Double glazed door and panel, store/meter boxes to side and glazed reception door with vertical glazed panel to side into

**HALLWAY** Staircase to first floor, coving to ceiling, radiator, door into kitchen, lounge and door into under stairs storage cupboard

**LOUNGE 18'0" x 10'6"** Double glazed window to front, coving to ceiling, radiator, dado rail, classically styled fire surround and double opening entertaining doors through to

#### **DINING KITCHEN**

**KITCHEN AREA 16'0" x 8'3"** Having a range of drawer and base units, space for gas cooker, space for fridge freezer, stainless steel sink and drainer, space and plumbing for washing machine, worksurface, double glazed window to rear, wall mounted gas central heating boiler, coving to ceiling, radiator

**DINING AREA** Space for table and chairs, double glazed double opening doors out to garden, radiator

**FIRST FLOOR LANDING** Coving to ceiling, access to loft space, door into airing cupboard, doors into

**BEDROOM ONE 14'6" x 8'8" min plus door well** An excellent double bedroom with double glazed window to front, radiator, built in double wardrobe

**BEDROOM TWO 9'3" x 8'8" min plus door well** Double glazed window to rear, radiator, built in double wardrobe

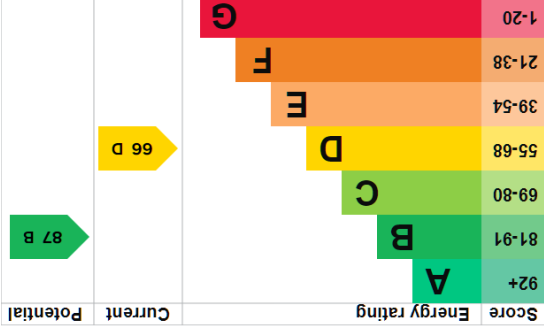
**BEDROOM THREE 9'2" min 11'5" max x 7'5"** A third excellent bedroom with double glazed window to front, radiator, double wardrobe built over the stair well

**BATHROOM** Having a suite comprising of panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, coving to ceiling, tiling to part walls, radiator and double glazed opaque window



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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.)

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

