

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- * Well maintained traditional styled property
- * Entrance Hall, Guest W.C.
- * Bright through lounge & dining room
- * Snug/home office/playroom
- * Extended fitted kitchen
- * Three excellent bedrooms
- * Magnificent designed rear garden
- * Ample off road parking
- * Close distance of all family amenities including excellent schools
- * Viewing is essential to appreciate



2 ROWAN ROAD, SUTTON COLDFIELD, B72 1NN ~ Offers Around £395,000

Welcome to this charming freehold, semi-detached house on Rowan Road, Sutton Coldfield! Situated in an ideal location close to all of Sutton Coldfield's many amenities, offering convenience and easy access to everything you need. The interiors offer the following a stylish entrance hall, guests cloakroom, very generous through lounge/dining room with double doors out to the garden, superb extra reception room ideal for a home office, playroom or snug (originally the garage) and stylish extended fitted kitchen. To the first floor are three excellent bedrooms and a bathroom with white suite. Outside is a fore garden with pretty bordered lawn and driveway and to the rear is a large, beautifully manicured garden with patio leading to a long lawn and an abundance of flowering and verdant trees and shrubs providing a peaceful retreat where you can unwind and enjoy the outdoors. Plus large store to far rear. Contact us today to arrange a viewing and see for yourself how amazing this property is. Council tax band C and EPC rating D.

Access is via a crazy paved driveway with lawn to side leading to;

ENCLOSED PORCH: Having a double glazed door with double glazed side panel on porch—inner wooden/glass front door has stained glass glazed window to side

HALLWAY: With radiator, wood effect laminate flooring, ceiling light

SNUG: 12'2" x 6'8". Double glazed window to front, radiator, wood effect laminate flooring, loft hatch for storage space

GUESTS WC: Having a white close coupled WC, wash hand basin with chrome mixer tap, velux window, extractor fan, radiator, boiler

THROUGH LOUNGE / DINER: 26'0" (into bay) x 9'10" max, 8'8" min to chimney breast.

Dining Area: Having a double glazed bay window to front with stained glass toplights, radiator, archway through to;

Lounge Area: Double glazed windows/French doors out to garden, living flame effect gas fire

KITCHEN: 11'5" x 13'3". A modern style kitchen having a range of wood effect wall and base units, tiled splashbacks, radiator, tiled floor, NEFF double oven and grill, five ring gas hob, extractor fan, one and a half bowl sink and drainer with mixer tap, pull out larder, double glazed window to rear, double glazed door out to garden and velux window

FIRST FLOOR LANDING: Double glazed opaque window to side and three bedrooms leading off, access to loft space (partially boarded with ladders and light)

FAMILY BATHROOM: Having a white suite comprising close coupled WC, P shaped bath with shower over and glazed shower screen, wash hand basin with mixer tap, opaque double glazed oriel style window to front, chrome radiator, tiling to walls and floor, extractor fan, ceiling lights

BEDROOM ONE: 13'1" x 9'11" max into bay 10' 8'11" min to chimney breast. Double glazed bay window with leaded light toplights to front, radiator

BEDROOM TWO: 12'5" x 9'11" 9'min to chimney breast. Double glazed window to rear overlooking the garden, radiator

BEDROOM THREE: 7'6" x 6'9". Double glazed window to rear overlooking the garden, radiator

REAR GARDEN: A fenced rear garden with paved patio/sun terrace, cold water tap, gate giving access to the side, dwarf walling leading to lawn, well stocked borders, access to rear garage approached from shared access

GARAGE: (Please check the suitability of this vehicle for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		67 D
1-20	G		

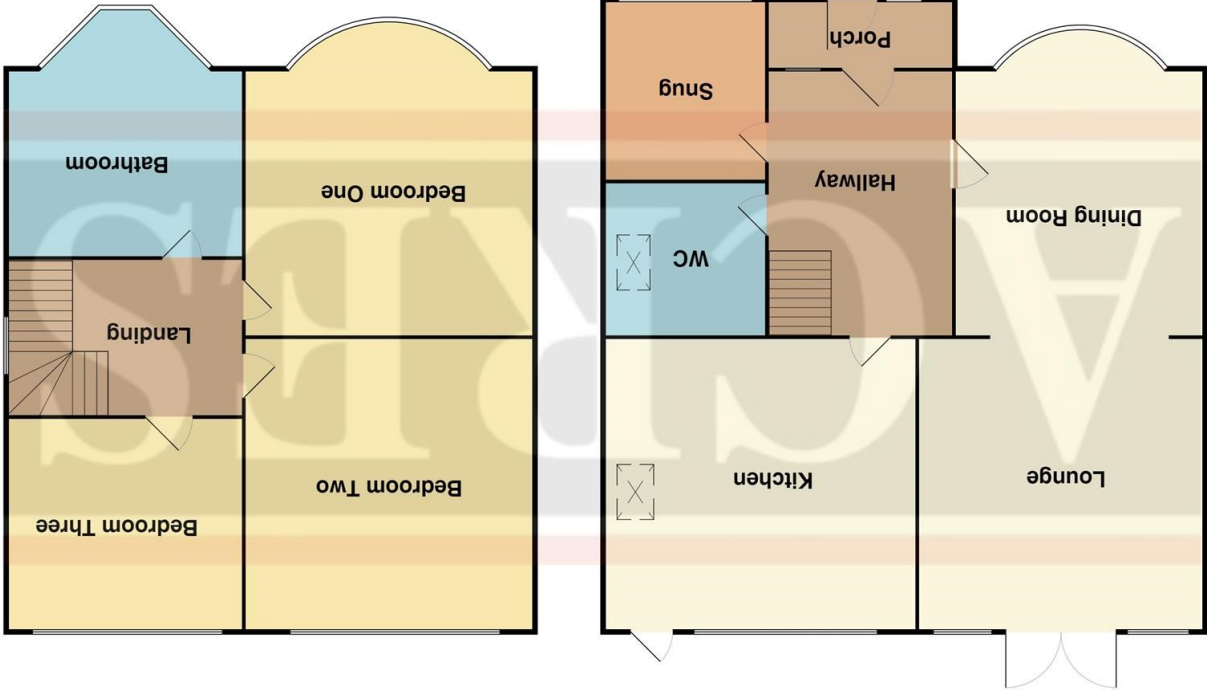
TENURE:

**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.)
C
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.



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.