

# ACRES

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- A wonderful modern detached property
- Excellent Lounge
- Fitted dining kitchen
- Feature heated conservatory
- Guests cloakroom
- Three bedrooms
- Family Bathroom
- Fore garden offering parking
- No upward chain



***40 Western Road, Sutton Coldfield, B73 5SP ~ Offers around £375,000***

Welcome to this charming detached residence. It is freehold offers no upward chain and is individually built. Located on Western Road in a sought-after residential area between Wylde Green and Boldmere in Sutton Coldfield, enjoying all of the many local amenities. This lovely property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. leading to a dining kitchen, guests cloakroom and a wonderful feature conservatory that is heated, enabling use 12 months of the year. To the first floor are three bedrooms and a bathroom with white suite. Outside is a brick blocked fore garden offering parking space and to the rear is a long mature garden with patio, leading to a lawn, planted trees and shrubs throughout. Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the charm of Western Road for yourself.

Access is via: A brick blocked fore garden, offering parking space, and access to a timber glazed reception door:

**HALLWAY** Staircase to first floor, radiator, door into:

**LOUNGE 21'2" x 10'0" max 8'10" min** Having a double glazed window to front, radiator, wall mounted contemporary style gas fire, inset display shelves, open access through to kitchen, door into:

**GUEST CLOAKROOM** Having a white WC, wash hand basin with tiled splashback, extractor fan

**BREAKFAST KITCHEN 13'3" x 9'8"** Having a range of units to include drawer, base and eye level cupboards, contrasting work surface, tiling to splashback, four ring gas hob with electric oven under, extractor hood over, stainless steel one and half bowl sink and drainer, space and plumbing for washing machine, space for fridge freezer, tiled floor, wall mounted gas central heating boiler, double glazed window and double doors into:

**CONSERVATORY 13'5" x 8'9"** A lovely addition with double glazed window to rear and side, double doors out to the garden, radiator, tiled floor, feature double glazed star burst apex

**GARDEN** Brick blocked patio to fence and steps up to long lawn with mature planted borders, garden shed to fore rear

**FIRST FLOOR LANDING** Having access to loft space, double glazed opaque window and doors into:

**BEDROOM ONE 10'4" max x 13'3 max 10'0" min** Having a double glazed window to front, radiator, doors into built-in wardrobe

**BEDROOM TWO 13'0" x 6'8"** Having double glazed window to rear, radiator

**BEDROOM THREE 9'7" x 6'3"** Having double glazed window to rear, radiator

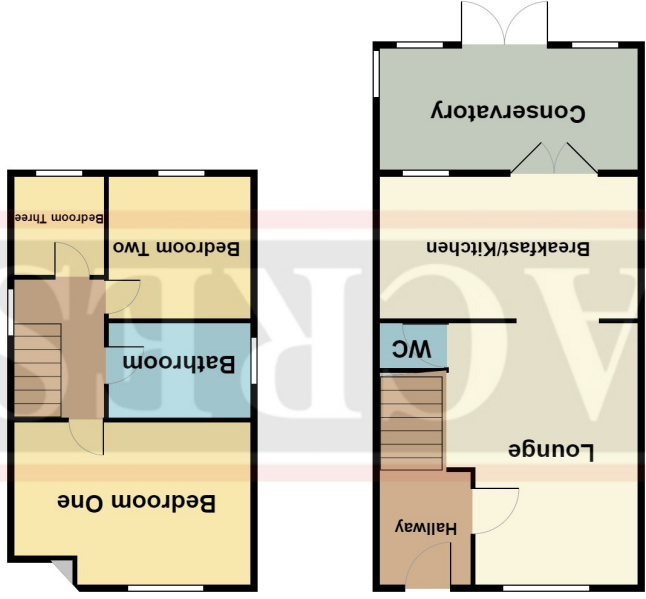
**BATHROOM** Having a p shaped bath with shower over and shower screen, wash hand basin, close coupled WC, radiator, double glazed opaque window, fully tiled with decorative tiled border



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		88 B
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

**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.

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.