

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* Wonderful cul-de-sac location
- \* Enclosed porch
- \* Spacious lounge
- \* Incredible extended living kitchen with family area, dining area and high gloss kitchen
- \* Utility, guests shower room and sun lounge
- \* Three excellent bedrooms
- \* Wet room
- \* Brick blocked fore garden with parking and access to garage front
- \* Rear garden with patio and bordered lawn
- \* Viewing is essential



***2 Bateman Drive, Sutton Coldfield, B73 5NY ~ Offers in the region of £485,000***

This is a wonderful detached residence beautifully located on a Cul-de-sac just off Vesey Road, close to amenities in both Wylde Green and The Royal town of Sutton Coldfield. This excellent property is beautifully presented throughout and has an incredible rear extension. The interiors offer enclosed porch, lovely generous lounge with a door into an amazing living kitchen, offering modern day living with family area, dining area and comprehensively fitted modern high gloss kitchen. There is also a utility room, guests cloakroom and lovely sun lounge. To the first floor are three excellent bedrooms and a wet room. Outside is a fore garden that is brick blocked and gives access to the garage front and to the rear is a garden with patio and bordered lawn. Viewing is essential to appreciate to quality and location on offer.

Assess is via: A brick blocked fore garden offering parking and access to garage front

**PORCH** Having a double glazed door, double glazed windows to front and side, grey toned flooring, spotlights to ceiling, timber and glazed reception door with matching vertical panel into:

**LOUNGE 17'9" max 14'4" min x 14'00" max 13'7" min** Having a double glazed window to front, coving and spotlights to ceiling, staircase to first floor, continued grey toned flooring continuing into

**LIVING KITCHEN** A wonderful modern styled living kitchen with family dining and kitchen areas

**KITCHEN 20'8" max 19'1" min x 17'9"** Having a comprehensive range of high gloss units, including drawer, base and eye level cupboards, integrated fridge freezer, contrasting Quartz work surface, upstands and window sill, one and half bowl sink with etched drainer, four ring gas hob with extractor hood over, double oven/grill combination plus fitted microwave, double glazed window

**DINING/FAMILY AREA** Having vertical radiator, double glazed bi-folding doors to rear, two Key Life roof lights, door into:

**UTILITY** Having high gloss base unit, space and plumbing for washing machine, space for dryer, stainless steel sink and drainer, work surface, tiling to splash back, radiator, double glazed window and door out to sun room, half door into storage, door into garage and door into

**GUEST SHOWER ROOM** Having self contained shower cubicle, fitted shower, wash hand basin set into a vanity unit, close coupled WC, ladder style radiator/towel rail, modern grey toned tiling to walls, roof lite, spotlights to ceiling

**SUMMER ROOM 10'00" x 8'08"** An excellent addition with double glazed patio doors to rear, radiator

**GARAGE 15'2" x 8'11" plus door well (Please check suitability of this garage for your own vehicle)** Up and over door, light, cupboard housing wall mounted gas central heating boiler

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

**BEDROOM ONE 14'1" x 9'9" min 11'4" max** Having double glazed window to front, radiator

**BEDROOM TWO 12'6" x 11'4"** Having double glazed window to rear, radiator

**BEDROOM THREE 8'5" x 7'8"** An excellent third bedroom, double glazed window to front, radiator

**WET ROOM 7'3" x 6'00"** A superb wet room with grey toned tiling to walls, water proof flooring, over head shower and rinser, wash hand basin into vanity unit, close coupled WC, double glazed opaque window, chrome ladder style radiator/towel rail, spotlights to ceiling

**GARDEN** A large patio area with shaped lawn, deep planted borders and hedging , fencing to side



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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

  

Potential	78 C
Current	61 D

**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.)  
E  
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.