

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Link Detached Property
- ◆ Generous Lounge/Dining Room
- ◆ Fitted Kitchen and utility
- ◆ Snug/Family Room
- ◆ Guest cloakroom
- ◆ Three bedrooms
- ◆ Family Bathroom
- ◆ Low maintenance rear garden



11 Pugin Gardens, Erdington, B23 5YF ~ Offers over £310,000

This is a well presented family home situated on this popular residential development close to shops and local amenities. This freehold link detached property offers, entrance hall with guest cloakroom, generous lounge/dining room with doors out to the rear garden, fitted kitchen and snug/family room, and utility, to the first floor are three good size bedrooms and family bathroom, to the rear is a low maintenance garden. Viewing highly recommended. EPC rating C Council tax band D

Access is via A brick block pathway and planted area to front leading to double glazed reception door into:

PORCH Leaded light opaque glazed panel to side, timber door into

HALLWAY Staircase to first floor, radiator, timber effect floor and doors into Lounge, Kitchen and

GUEST CLOAKROOM Close coupled WC, wall mounted wash hand basin, radiator, double glazed leaded light opaque window to front and timber effect floor

LOUNGE/DINING ROOM 26'10" max into bay 12'10" min x 17';1" max 7'11" min A spacious living room with double glazed bay window to front, radiator, coving and medallion to ceiling, ornate fire surround with marblesque back and hearth, double glazed leaded light windows to front and rear, further radiator, double glazed double opening doors to garden

KITCHEN 7'2" x 8'11" Having a range of drawer, base and eye level cupboards with work surface and tiling to splash back, one and half bowl sink and drainer under the double glazed rear window, space and plumbing for washing machine, space and plumbing for dish washer, four ring electric hob with oven under, tiled floor and door into pantry, further door into:

SNUG/FAMILY ROOM 15'6" x 8'3" Having radiator, timber effect floor, window and door out to

UTILITY Space and plumbing for washing machine, work surface, tiled floor and double glazed window and double glazed door to garden

FRIST FLOOR LANDING Double glazed window to side, access to loft space, door into

BEDROOM ONE 10'5" x 8'2" plus door well Double glazed leaded light window to front, radiator

BEDROOM TWO 10'4" x 13'3" max into wardrobes 11'6" min to wardrobe front Double glazed window to rear, radiator, fitted wardrobes and shelving between

BEDROOM THREE 7'7" x 9'3" Double glazed leaded light window to front, radiator

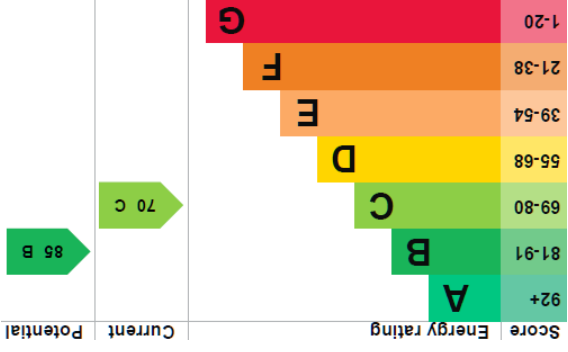
BATHROOM Having a panelled bath with central waterfall tap and fitted shower over, concealed cistern WC, wash hand basin set into a vanity cupboard, vertical radiator, double glazed opaque window to rear, spotlights to ceiling, wall mounted vanity cupboard with down lights, tiling to walls and floor

REAR GARDEN Having paved patio to fore with steps up to planed boarder, pathway, further patio area, fencing to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



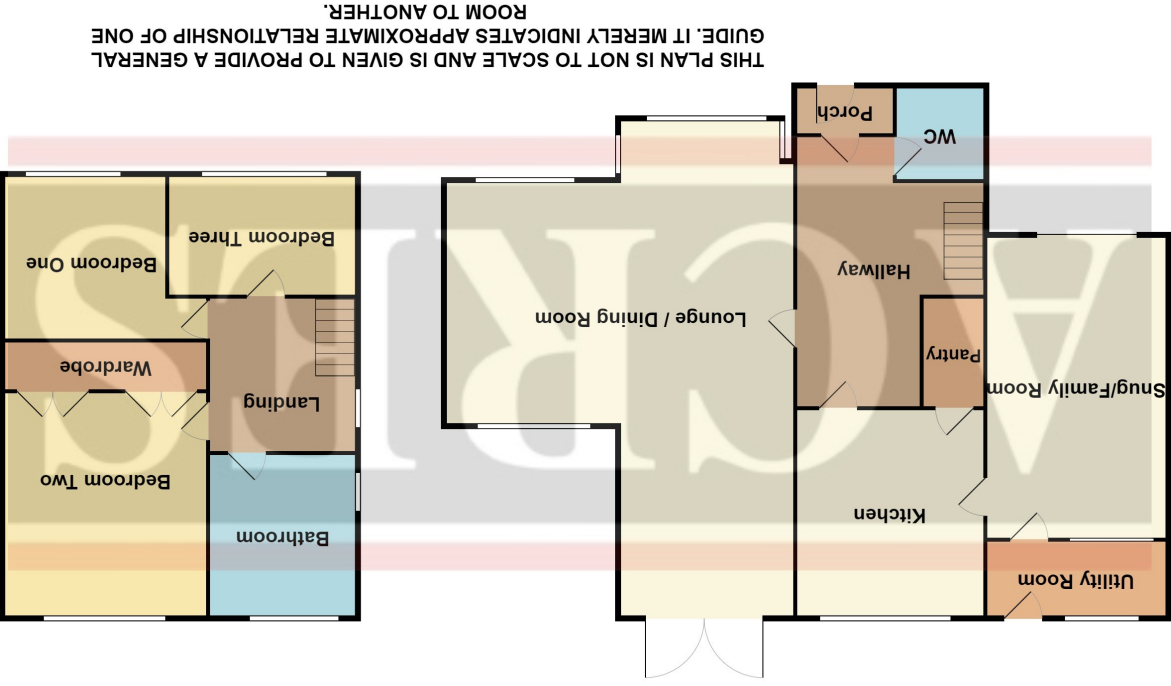


TENURE:

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.