

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An excellent modern styled property
- ◆ Ideally located on a very popular residential location
- ◆ Enclosed porch
- ◆ Lovely generous dual aspect lounge/ dining room
- ◆ Modern styled fitted kitchen
- ◆ Three bedrooms
- ◆ Bathroom with white suite
- ◆ Very deep fore garden
- ◆ Shared driveway to garage front
- ◆ Rear garden with two patio areas and lawn



52 Lisures Drive, Sutton Coldfield, B76 1BG ~ Offers in the region of £325,000

Located on this very popular residential development, this charming semi-detached house offers a perfect blend of comfort and style. Accessed via an enclosed porch and boasting a spacious lounge/dining room, and modern fitted kitchen, To the first floor are three bedrooms and a family bathroom with white suite. This property is ideal for families looking for a new home. The property's very deep fore garden provides parking space and a shared driveway leading to garage front and to the rear is a garden with patio, lawn and further seating area to far rear. This three-bedroom semi-detached house is a gem waiting to be discovered. Whether you're looking to settle down or simply upgrade to a more spacious abode, this property offers the perfect canvas for you to make it your own. Don't miss out on the opportunity to call this house your home. Book a viewing today and step into the world of comfort and modern living at Lisures Drive. Council tax band D. EPC rating to be confirmed.

Access is via a fore garden with lawn and driveway to garage front

ENCLOSED PORCH Double glazed window to side and double glazed door leading to a multiple paned reception door into

LOUNGE/DINING ROOM 23'5" max x 11'1" max 8'10" min A lovely dual aspect living room with double glazed window to front and rear, staircase to first floor, stylish minster style fire surround with fitted living flame effect fore, two radiators and door into:

KITCHEN 10'2" x 9'2" An excellent light toned kitchen with drawer, base and eye level units, sink and etched drainer, our ring gas hob with extractor hood over, double oven/grill combination, fitted microwave, space and plumbing for washing machine, space for dryer, inter grated fridge freezer, Quartz work surface, tiling to splash back, double glazed window and door, radiator, cupboard housing wall mounted gas central heating boiler

FIRST FLOOR LANDING Access to loft, radiator, door into

BEDROOM ONE 11'6" max 10'3" min x 11'0" min plus door well Double glazed window to front, radiator

BEDROOM TWO 9'4" x 11'00" min plus door well Double glazed window to rear, built in his and her double wardrobes, radiator

BEDROOM THREE 7'2" x 8'5" Double glazed window to front, radiator

BATHROOM Having a white suite comprising of panelled bath with shower over and glazed shower screen pedestal wash hand basin, ladder style radiator/towel rail, double glazed opaque window, stylish tiling to walls and floor, spotlights to ceiling

GARDEN Paved patio with retaining wall and steps to the lawn plus further seating area to far rear, fencing to boundaries

GARAGE (please check the suitability of this garage for your own vehicle) Up and over door, light



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83 B	61 D



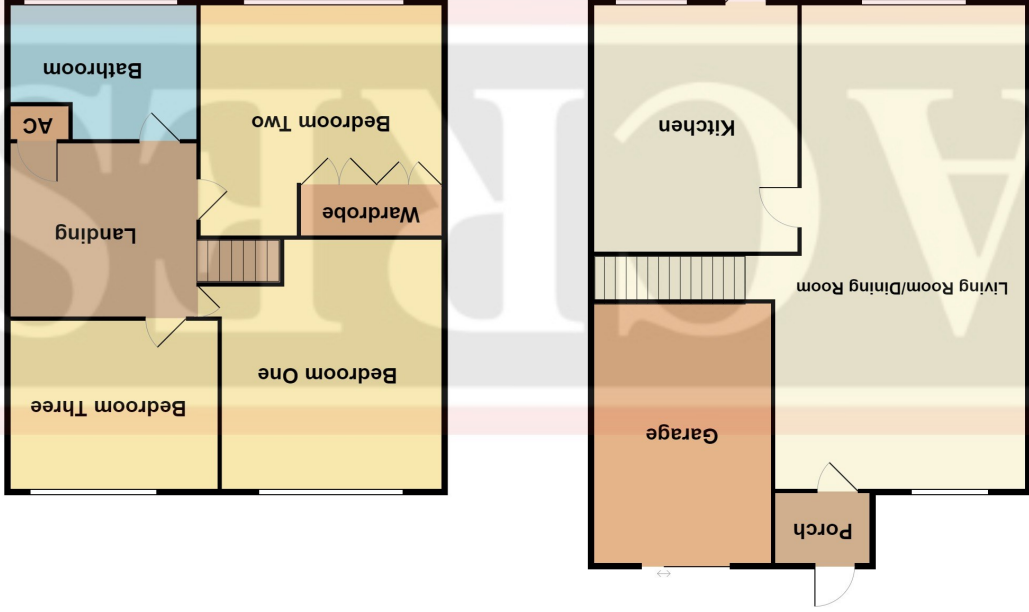
TENURE:

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.



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.