

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An excellent family sized property
- ◆ Situated on a very well sought after residential road
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Lounge with doors to Dining Room
- ◆ Generous Kitchen
- ◆ Three excellent bedrooms to the first floor
- ◆ Bathroom
- ◆ Loft room and large storage area
- ◆ Fore garden with parking space and access to garage front
- ◆ Lovely long rear garden with patio, lawn and borders.



76 Morven Road, Sutton Coldfield, B73 6NE ~ Offers over £500,000

It is a pleasure to offer for sale this superb family home. The property is freehold and includes the following enclosed porch, spacious hallway, guests cloakroom, lounge with entertaining doors through to the dining room and kitchen. To the first floor are three excellent bedrooms and family bathroom plus staircase leading to a loft room and large storage room. Outside is a fore garden with bordered lawn and driveway to garage front and to the rear is a lovely mature garden with patio, lawn and an abundance of flowering and verdant trees and shrubs. This property also offers no upward chain. EPC rating C and council tax E.

Access is via: A fore garden with bordered lawn and brick blocked driveway leading to garage front

ENCLOSED PORCH Double glazed window and door, tiled floor, timber and glazed reception door with patterned windows to either side into

HALLWAY A large hallway with timber floor, staircase to first floor, coving to ceiling, radiator with decorative cover, doors into, Lounge, Kitchen and

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin, radiator, double glazed patterned window, spotlights to ceiling, tiling to walls and floor

LOUNGE 15'10" x 11'4" max 11'0" min to chimney breast Having double glazed bow bay window to front, coving to ceiling, fire surround with living flame effect fire, radiator, double opening entertaining doors through to

DINING ROOM 11'5" x 10'0" Coving to ceiling, radiator, double glazed patio doors to garden

KITCHEN 10'10" x 9'10" Having a range of drawer, base and eye level cupboards, one and half bowl sink and drainer, space and plumbing for washing machine, integrated fridge/freezer, work surface and pull out breakfast bar, tiling to splash back, four ring electric hob with extractor hood over and electric oven under, double glazed window to rear, double glazed door to side, tiled floor

FIRST FLOOR LANDING Staircase to loft, radiator with decorative cover, double glazed stained glass window to side and doors into

BEDROOM ONE 13'10" x 11'5" max 11'0" min to chimney breast Double glazed window to front, coving and medallion to ceiling, dado rail, radiator, two built in wardrobes

BEDROOM TWO 10'0" x 11'5" A second double bedroom with double glazed window to rear, radiator, built in wardrobe

BEDROOM THREE 14'1" x 8'8" An excellent third bedroom with double glazed window to front, radiator, fitted wardrobe, work/vanity area

BATHROOM Having a white suite comprising of panelled bath, wash hand basin set into a vanity unit, self contained shower cubicle with fitted shower, radiator, tiling to walls and floor, double glazed patterned window and door into airing cupboard

SEPERATE WC White close coupled WC, patterned window, tiling to walls and floor

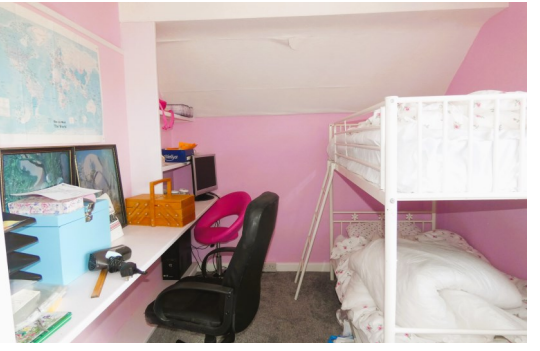
LOFT AREA Landing space with door into storage and door into

BEDROOM FOUR 11'0" x 9'10" max 8'10" min Double glazed window to front with excellent views radiator and built in storage to rear

STORAGE A very large storage space with potential to improve with relevant permission

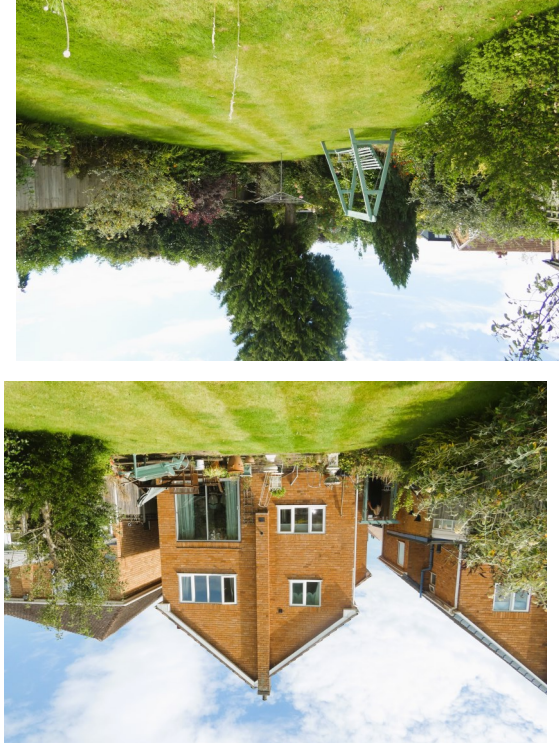
GARAGE (please check the suitability of this garage for your own vehicle) Up and over door, light and door to garden

REAR GARDEN A lovely generous garden with paved patio leading to a long bordered lawn with an abundance of flowering and verdant trees and shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



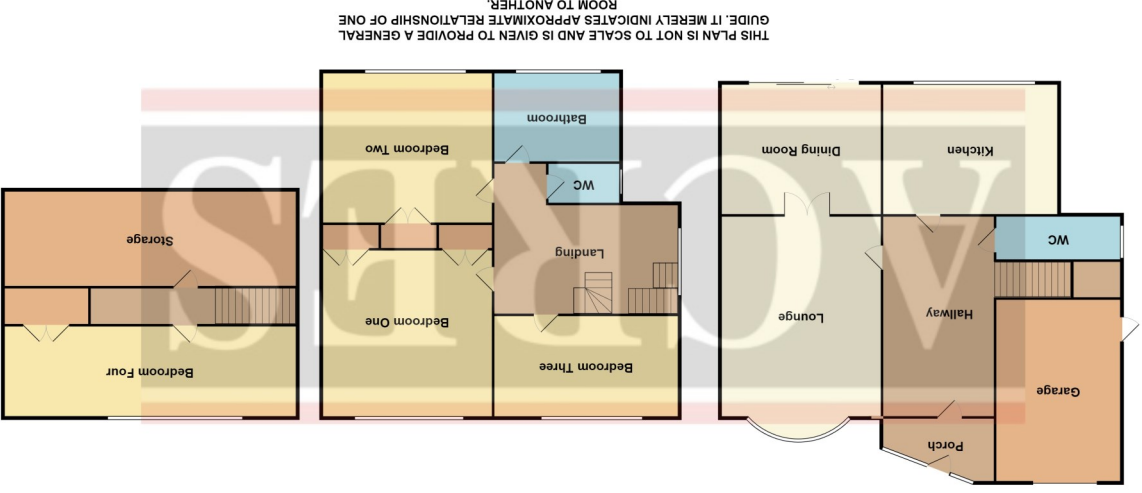


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.)
 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.