

# ACRES

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- \* A very generous Property
- \* Ideally located close to schools and many other amenities
- \* Entrance Hall
- \* Dual Aspect living room
- \* Large newly fitted dining kitchen
- \* Three very spacious bedrooms
- \* Bathroom and separate W.C
- \* Fore garden with lawn and pathway
- \* Generous rear garden with patio and lawn
- \* No upward chain



***41 DUNCUMB ROAD, SUTTON COLDFIELD, B75 7PS OFFERS AROUND £235,000***

Welcome to this charming freehold terraced house located on Duncumb Road in the sought-after area of Sutton Coldfield. As you step inside, you are greeted by an entrance hall leading to a delightful dual aspect living room with double doors out to garden, perfect for entertaining guests or relaxing with your family. This property boasts a newly fitted grey high gloss kitchen with dining area to front. With three excellent bedrooms, there is ample space for a growing family or for guests to stay over comfortably, bathroom with white suite and separate W.C. Outside is a fore garden with hedging surround a bordered lawn and to the rear is a generous garden with patio and lawn, What sets this property apart is the fact that it comes with no upward chain. Don't miss out on the opportunity to make this house your home and enjoy all that it has to offer in this popular location. Council tax band B EPC rating C

Access is via a pathway with hedging and lawned garden, double glazed reception door into:

**HALLWAY** Having radiator, staircase to first floor and door into:

**LOUNGE 19'0" x 11'10" max 10'11" min to chimney breast** A dual aspect room with double glazed window to front and double glazed double opening doors to garden (French Doors), fire surround with Marblesque back and hearth, radiator and door into:

**DINING KITCHEN 18'11" max 8'5" min x 11'2" max 7'4" min** A superb dual aspect room, with stylish flooring throughout

**KITCHEN AREA** A lovely newly fitted grey high gloss kitchen with a range of drawer, base and eye level cupboards, four ring gas hob with extractor hood over, electric oven, stainless steel sink and drainer, complimentary work surface and tiling to splash back, double glazed window and door to rear

**DINING AREA** Double glazed window to front, double doors into storage cupboard, radiator

**FIRST FLOOR LANDING** Radiator, door into boiler cupboard and further doors into:

**BEDROOM ONE 12'0" max 10'7" plus door well** A generous bedroom with double glazed window to front, radiator, access to loft

**BEDROOM TWO 12'9" max 4'5" min to over stairwell x 11'6" max 8'1" min to overstairs box** Two double glazed windows to front, radiator, overstairs box

**BEDROOM THREE 9'0" x 8'2"** Double glazed window to rear, radiator

**BATHROOM** Having a white suite comprising P shaped panelled bath with shower over and shower screen, pedestal wash hand basin, radiator, double glazed opaque window to rear, spotlights to ceiling, tiling to walls and floor, radiator

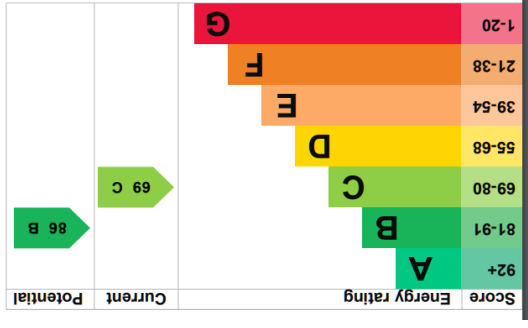
**SEPARATE W.C** Having a close coupled W.C, pedestal wash hand basin, double glazed opaque window to rear, tiling to half height to walls and floor

**REAR GARDEN** Paved patio to fore with steps up to a lawned garden with fencing and hedge to boundaries, gated side access



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

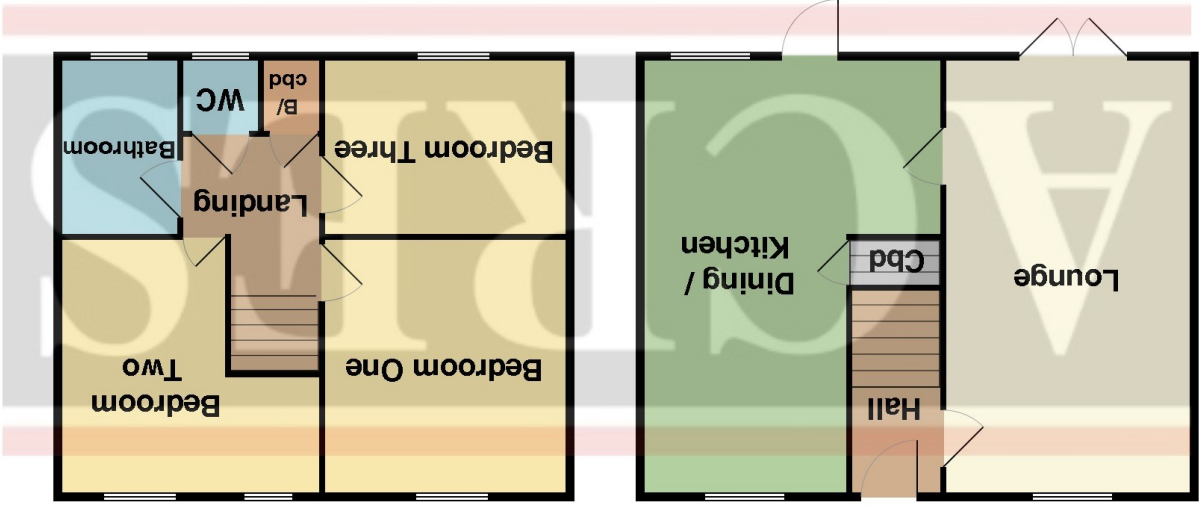
**TENURE:**

**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.

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



Duncumb Road, Sutton Coldfield, B75 7PS