

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A wonderful period style property
- * Vestibule, hallway and cellar
- * Sitting room
- * Lounge opening to a Dining kitchen
- * Utility and guests cloakroom
- * Three excellent bedrooms
- * Bathroom
- * Gardens to front and rear



11 Western Road, Sutton Coldfield, B73 5SP – Offers in the region of £450,000

Welcome to this charming, freehold terraced house located on Western Road in the desirable area of Sutton Coldfield, close to many amenities including shops, schools and the cross city line. This beautifully presented property boasts a period style that exudes character and charm with a modern twist. The property is accessed via a vestibule that leads into an entrance hall, sitting room to the front and an incredible open plan lounge and dining kitchen, the lounge offers a spacious comfortable area to relax leading into a large comprehensively fitted kitchen with door into a utility room and guests cloakroom. To the first floor are three excellent bedrooms and a family bathroom with a fitted white suite. To the front is a stone chipped town garden and to the rear is a well-manicured garden, ideal for relaxing in the sunshine or Alfresco Dining. The tranquillity of the garden provides a peaceful retreat from the hustle and bustle of everyday life. With its prime location in Sutton Coldfield, this property offers not just a house, but a home where cherished memories can be made. Don't miss the opportunity to make this delightful property your own and experience the best of British living in this lovely abode on Western Road. Council tax band D. EPC rating D.

Access is via: A stone chipped fore garden leading to a timber reception door into:

VESTIBULE Having a timber effect floor and timber and stained glass door into:

HALLWAY Having a timber effect floor, staircase to first floor, radiator, spotlights to ceiling door into lounge and:

CELLAR There is an excellent cellar that has power, spotlights, timber floor and clad and painted walls, offering multiple usage.

SITTING ROOM 11'11" max 10'4" min x 12'00" max 11'2" min to chimney breast Having a double glazed bay window to front with detailed panelling to sides and below, coving to ceiling, radiator

LOUNGE/DINING KITCHEN:

LOUNGE AREA 12'2" x 14'6" max 13'3" min Having spotlights to ceiling, timber effect floor, radiator, wall mounted living flame fire, door into storage and staircase to cellar

DINING/KITCHEN 20'2 x 11'1" A wonderful large and comprehensively fitted dining kitchen with a range of white, drawer, base and eye level cupboards, space for an American styled fridge freezer, space for dishwasher, range style cooker with extractor hood over, one and a half bowl sink and drainer, work surfaces, tiling to splash back, three sky lights and spotlights to ceiling, double glazed double doors to garden and tiled floor, door into:

UTILITY Having stainless steel sink and drainer, wall mounted cupboard and base unit, space and plumbing for washing machine, continued tiled floor, radiator, spotlights to ceiling, door into:

GUEST CLOAKROOM Having white close coupled WC, wash hand basin, radiator, wall mounted gas central heating boiler, double glazed opaque window and tiled floor

FIRST FLOOR LANDING Having spotlights to ceiling, access to loft, door into linen cupboard and doors into:

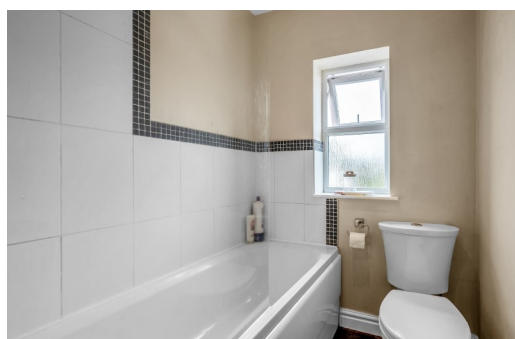
BEDROOM ONE 10'4" x 11'00" max 10'00" min to chimney breast Having a double glazed window to front, spotlights to ceiling, radiator

BEDROOM TWO 10'00" x 9'2" max 8'3" min Having a double glazed window to rear, spotlights to ceiling, radiator

BEDROOM THREE 13'4" x 7'7" max 5'6" min to window front Having a double glazed window to front, built in wardrobe to side, radiator

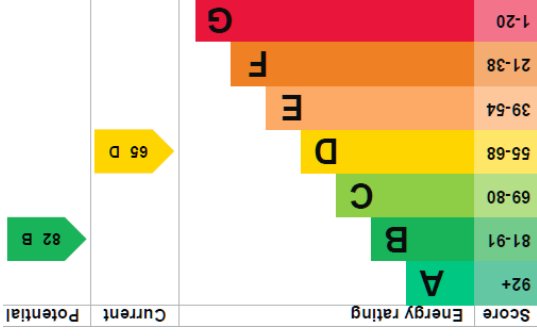
BATHROOM Having a white suite, panelled bath with shower above, shower screen, pedestal wash hand basin, close coupled WC, tiling to part walls, double glazed opaque window, chrome ladder style radiator/towel rail, spotlights to ceiling

REAR GARDEN A patio leading to a lawn with an abundance of flowers, trees and shrubs



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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.)
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 As per sales particulars.
 Recommended via Acres on 0121 321 2101.

