

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * An excellent family home
- * Entrance hall and guests cloakroom
- * Lounge
- * Dining kitchen
- * Two double bedrooms to the first floor
- * Two spacious bedrooms to the loft
- * En-suite, bathroom and shower room
- * Brick blocked fore garden and shared driveway
- * Further parking to rear
- * No upward chain



1 Coppice View Road, Sutton Coldfield, B73 6UE – Offers in the region of £355,000

This is an excellent freehold family home with many superb facilities throughout. The property is freehold and situated in a lovely cul de sac position close to many amenities including shops, schools and the beauty spot that is Sutton Park. The interiors very briefly offer an enclosed porch, entrance hall, guests cloakroom, family lounge and dining kitchen with patio doors leading to a rear garden. To the first floor are two double bedrooms one with an en-suite and family bathroom. There are also two bedrooms in the loft with a further shower room. Outside is a brick blocked fore garden with shared driveway leading to further rear parking space. There is also a generous rear garden with both patio and lawn. Viewing is essential to appreciate all that is on offer. Epc rating C Council tax band C. No upward chain.

Access is via an enclosed porch

Leading to a timber and glazed reception door with matching patterned windows to side into:

HALLWAY Having staircase to first floor, timber effect floor, radiator, door into:

GUEST CLOAKROOM Having white close coupled WC, wash hand basin, double glazed window

LOUNGE 12'9" max 11'2" min x 10'4" max 9'10" min to chimney breast Having a double glazed bay window to front, radiator

DINING / KITCHEN

KITCHEN AREA 17'3" max 10'2" x 12'10" max 9'2" min Having base and wall mounted units, space and plumbing for washing machine, stainless steel sink and drainer, four ring electric hob with extractor hood over and electric oven under, wall mounted gas central heating boiler, double glazed window to rear

DINING AREA Having double glazed patio doors, two radiator

FIRST FLOOR LANDING Having staircase to loft rooms and doors into:

BEDROOM ONE 13'2" max into bay 11'2" min x 10'5" 9'10" min into chimney breast Having double glazed bay window to front, radiator, door into:

BEDROOM TWO 12'9" x 11'00" max 9'10" min Having double glazed window to rear, radiator

BATHROOM Having white panelled bath with shower over, pedestal wash hand basin, close coupled WC, tiling to walls, double glazed patterned window

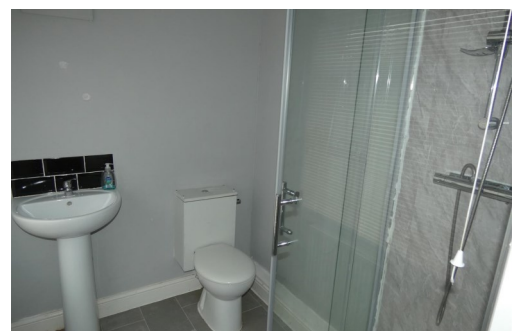
SECOND FLOOR LANDING door into storage cupboard and:

BEDROOM THREE 9'00" x 9'6" Having a double glazed windows to rear, radiator, glorious rear views

BEDROOM FOUR 9'3" max 6'6" approximately 5ft height x 13'5" max 10'8" min (Some restricted head room) Having two double glazed roof lights, radiator

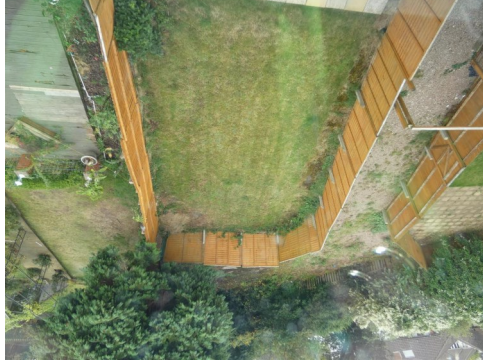
SHOWER ROOM Having a self contained shower cubicle, fitted shower, white wash hand basin, close coupled WC, radiator, double glazed pattern window

REAR GARDEN Patio to fore leading to a long lawn, further space to rear for extra parking space accessed via a shared driveway between 1 and 1a.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Potential
92+	A	
81-91	B	83 B
69-80	C	69 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.



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.