

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A modern detached residence
- * Entrance hall and guests cloakroom
- * Large lounge
- * Incredibly large living kitchen with kitchen area, dining and family area
- * Four excellent bedrooms
- * Ensuite and family bathroom
- * Brick blocked fore garden and shared driveway
- * Large rear garden including double gates fore extra parking
- * No upward chain



1a Coppice View Road, Sutton Coldfield, B73 6UE – Offers in the region of £385,000

This is an excellent detached residence that was built approximately 15 years ago. It is freehold and offers incredible accommodation including the following, entrance hall, very generous living room and a huge living kitchen with a modern fitted kitchen, dining area and family area. To the first floor are four excellent bedrooms (Master with en-suite) and a family bathroom. To the front is a brick blocked fore garden with parking space and shared driveway. There is a large rear garden with patio and lawn plus double gates offering further parking space. EPC rating C and Council tax band E Offering no upward chain this is a superb buy. We are also selling next door so if you are two families wanting to be close together this is a very rare opportunity.

Access is via: A brick blocked fore garden leading to a shared driveway with further parking to rear

Double glazed reception door into:

ENTRANCE HALL A large welcoming hallway, newel and balustrade staircase to first floor landing, radiator, door into:

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

LIVING ROOM 21'1" max into bay 18'3" min x 9'5" A very generous reception room, double glazed bay window to front, radiator

LIVING/KITCHEN A huge living/kitchen with kitchen dining and family space

KITCHEN AREA 25'8" max x 14'00" max 11'10" min Having a range of cream drawer, base and eye level cupboards, work surface, tiling to splash backs, four ring hob with electric oven under and extractor hood over, double glazed window to front and rear,

DINING AND FAMILY ROOM Having two radiators, double glazed patio door to garden

FIRST FLOOR LANDING Having double glazed window to side, doors into:

MASTER BEDROOM SUITE 16'4" max into bay 13'1" min x 9'6" Having double glazed bay window to front, radiator and door into:

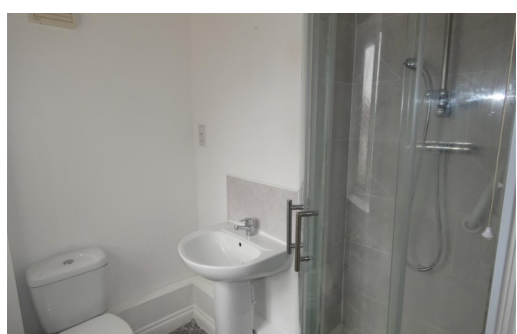
BEDROOM TWO 12'00" x 9'4" Having a double glazed window to rear, radiator

BEDROOM THREE 13'10" x 8'4" Having a double glazed window to front and rear, radiator

BEDROOM FOUR 10'9" max 8'10" x 7'2" max Having double glazed window to rear, radiator

BATHROOM Having a white suite, panelled bath with electric shower over and shower screen, pedestal wash hand basin and close coupled WC, tiling to part walls, double glazed patterned window, radiator,

REAR GARDEN Patio to fore leading to a large shaped lawn and gate with paved hardstanding to park



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



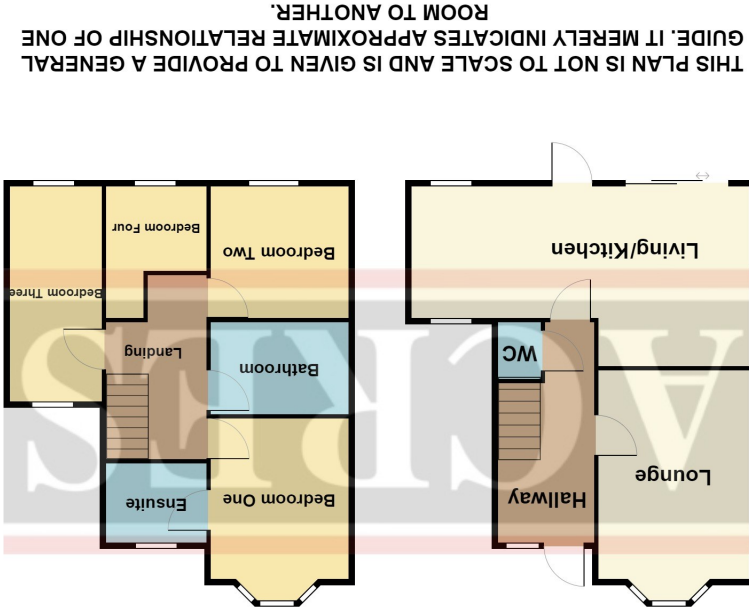
Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Potential	Current
83 B	70 C



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.