

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * An excellent modern styled detached residence
- * Ideally located for many amenities
- * Entrance hall and guests cloakroom
- * Lounge
- * Dining Room
- * Fitted kitchen
- * Master Bedroom with ensuite
- * Two further double bedrooms
- * Fore garden with driveway leading to garage
- * Lovely rear garden



18 Churchill Road, Sutton Coldfield, B73 6SW – Offers in the region of £340,000

This is an excellent freehold detached residence that is in a superb location close to many amenities including shops, parks, schools etc. The interiors include an entrance hall, guests cloakroom, fitted kitchen, dining room with double doors out to the garden and family lounge. To the first floor is a landing space with feature arched window and doors into a master bedroom with ensuite shower room plus two further double bedrooms and family bathroom. Outside is a fore garden including driveway leading to garage front and to the rear is a lovely garden with patio, lawn and an array of verdant trees and shrubs. This property should be viewed to appreciate all that is on offer. EPC rating D and Council tax band E.

Access is via a fore garden with lawn and driveway leading to garage front, reception door into:

HALLWAY Coving to ceiling, radiator, staircase to first floor, access to dining room and doors into, lounge, kitchen, garage and

GUEST CLOAKROOM Close coupled WC, wash hand basin, radiator and double glazed opaque window

DINING ROOM 11'10" min into staircase x 8'1" A lovely open dining room with double glazed double doors to garden, coving to ceiling, radiator

LOUNGE 14'6" x 10'10" max 10'5" min to chimney breast Double glazed window to rear, radiator, coving to ceiling, classically styled fire surround with marblesque back and hearth

KITCHEN 8'8" x 7'4" Drawer, base and eye level cupboards, work surfaces and tiling to splash backs, four ring electric hob with oven under and extractor hood over, double glazed window to front, white sink and drainer, space and plumbing for washing machine, space for fridge, cupboard housing gas central heating boiler

FIRST FLOOR LANDING Feature double glazed opaque arched window to side, access to loft space, door into airing cupboard and doors into

MASTER SUITE

BEDROOM 11'6" x 11'00" An excellent double bedroom with double glazed window to rear, radiator, door into

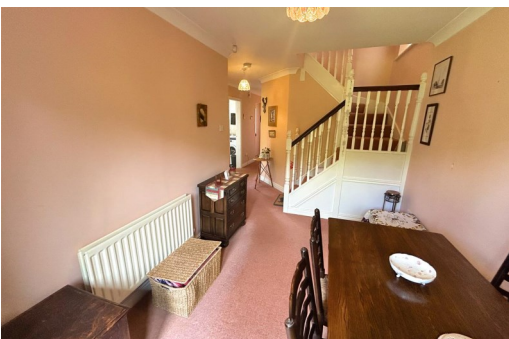
ENSUITE Self contained shower cubicle, pedestal wash hand basin, close coupled WC, tiling to part walls, double glazed opaque window, radiator

BEDROOM TWO 12'8" max x 11'8" min (some restrictive head room) A lovely second double bedroom, double glazed window to front, radiator

BEDROOM THREE 11'7" x 8'01" A third double bedroom, double glazed window to rear, radiator

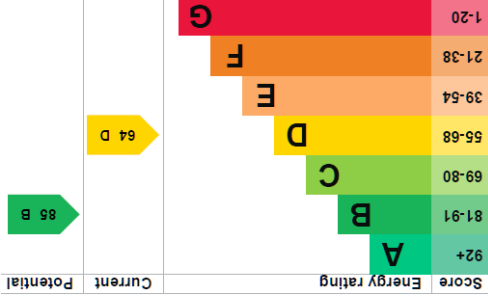
BATHROOM Panel bath with shower attachment, pedestal wash hand basin, close coupled WC, complimentary tiling to part walls, double glazed patterned window, radiator

GARAGE 17'5" max 14'8" min x 8'1" (please check the suitability of this garage for your own vehicle) Up and over door to front, light and power



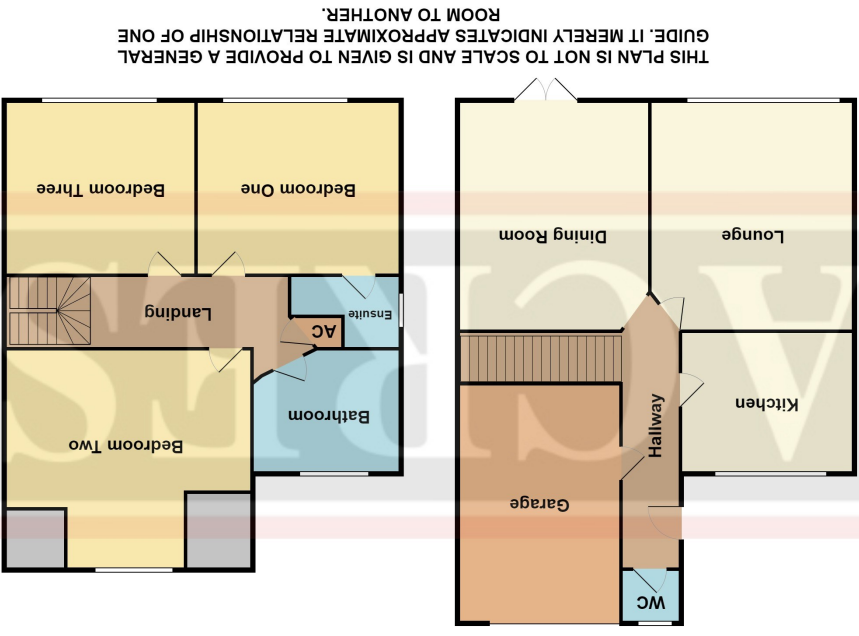
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.)
 E
 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.