

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A superb Corner property
- * Brick blocked fore garden
- * Lounge
- * Inner lobby leading to a cellar
- * Dining Room
- * Breakfast Room
- * Kitchen
- * Ground Floor Bathroom
- * Three double Bedrooms
- * Rear garden with gates to rear access



35 Electric Avenue, Witton, B6 7EA – Offers in the region of £185,000

This is an excellent corner property offering superb versatile accommodation. Being freehold and council tax band A the interiors offer lounge, inner lobby with door to cellar, dining room, breakfast room, kitchen and ground floor bathroom. To the first floor are three excellent double bedrooms. Due to the fact that the property has three ground floor rooms and a ground floor bathroom if needed one room could be used as a fourth bedroom. Outside is a brick blocked garden to front and side and to the rear is a garden with double gates accessed by a gated drive.

Access is via a brick blocked fore garden to front and side

Double glazed reception door into

Lounge 14'2" max into bay 12'3" min x 12'00" max 10'10" min to chimney breast Door to staircase, radiator, fire surround and electric fire, double glazed bay window, radiator, door into breakfast room and door into

INNER LOBBY Door with steps down to cellar and door into

DINING ROOM 14'8" max x 13'4" max A lovely large reception room with double glazed window to front and side, two radiators

BREAKFAST ROOM 10'00" x 8'7" min 9'10" max double glazed window, radiator

KITCHEN Base and wall units, work surfaces, stainless steel sink and drainer, gas cooker, tiling to part walls, double glazed window and door to garden, door into

BATHROOM White WC, panelled bath with shower above, pedestal wash hand basin, tiling and panelling to walls, radiator, double glazed window and door into cupboard housing wall mounted gas central heating boiler

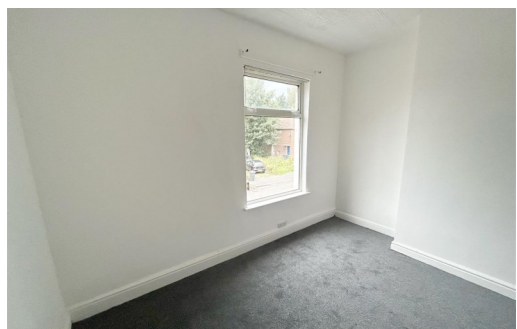
FIRST FLOOR LANDING With access to loft space and door into

BEDROOM ONE 11'4" x 12'4" Double glazed window, radiator, door into storage cupboard

BEDROOM TWO 12'00" max 10'10" min to chimney breast x 9'4" Double glazed window, radiator

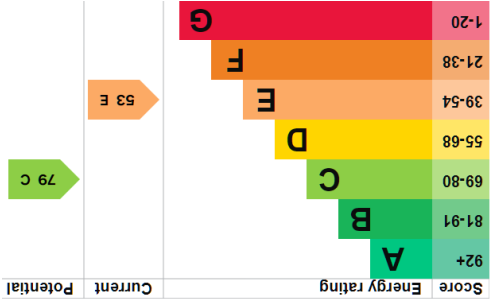
BEDROOM THREE 9'10" max 8'7" min x 10'00" A third excellent double bedroom, double glazed window, radiator

GARDEN To side and rear, double gates out to rear driveway that is gated



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.)
 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.

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

