

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A wonderful period style property—**NO UPWARDS CHAIN**
- * Close to many of Sutton Coldfields many amenities
- * Lounge
- * Dining Room
- * Comprehensively fitted kitchen
- * Bathroom with white suite
- * Two double bedrooms
- * Planted fore garden
- * Courtyard and long lawned garden
- * Rear parking



101 Reddicap Heath Road, Sutton Coldfield, B75 7DX— Offers in the region of £250,000

This is a beautiful freehold, period style property ideally located close to many facilities that Sutton Coldfield has to offer including, schools, shops, restaurants and public transport. The interiors really are superb enabling the lucky buyer to simply move in and enjoy. The interiors include a lounge with bay window to front, dining room, excellent fitted kitchen and bathroom with white suite. To the first floor are two excellent double bedrooms. Outside to the front is a lovely planted fore garden and to the rear is private court yard leading to a rear drive and parking area, which in turn leads to a long lawned garden. The property is offered with no upward chain. Viewing is essential to appreciate just how good this property is. EPC rating C Council tax band C.

Access is via a planted fore garden including pathway leading to a double glazed reception door into

LOUNGE 12'6" max into bay 11'2" min x 12'8" max 11'6" min to chimney breast Double glazed bay window to front, coving and medallion to ceiling, picture rail, stylish fire surround with feature living flame effect fire, radiator, elegant timber effect floor, door into

INNER LOBBY Staircase to first floor and door into

DINING ROOM 11'2" x 12'9" max 11'6" min to chimney breast A superb second reception room with double glazed double doors to garden, vertical radiator, decorative fire surround, marblesque back and hearth, living flame effect fire, door into under stairs storage, timber effect floor that continues through to

KITCHEN 14'2" x 7'1" A generous modern styled kitchen with drawer, base and eye level cupboards, contrasting work surfaces, tiling to splash backs, two double glazed windows, four ring gas hob with electric oven under and extractor hood over, space and plumbing for washing machine and dish washer, stainless steel circular sink and drainer, integrated fridge and freezer, radiator, spotlights to ceiling, double glazed stable door to courtyard and door into

BATHROOM A well presented bathroom with a modern white suite including panelled bath with shower over and glazed shower screen, wash hand basin set into a vanity unit, close coupled WC, shaped radiator, tiling to part walls, double glazed patterned window to rear and spotlights to ceiling, half door into boiler cupboard

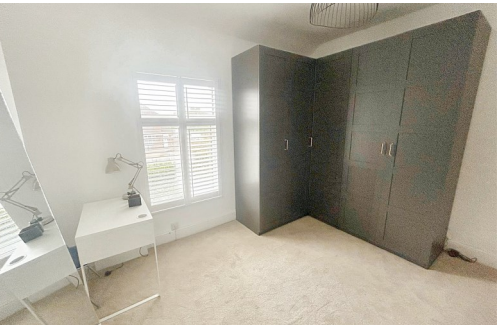
FIRST FLOOR LANDING Doors into

BEDROOM ONE 12'8" max 11'6" min to chimney breast 9'5" min to chimney breast and wardrobe front x 11'2" max 9'1" min to wardrobe front Double glazed window to front, stylish grey wardrobe system, door into built in storage cupboard, radiator

BEDROOM TWO 12'8" max 11'6" min to chimney breast x 11'3" A second excellent double bedroom with double glazed window to rear, radiator

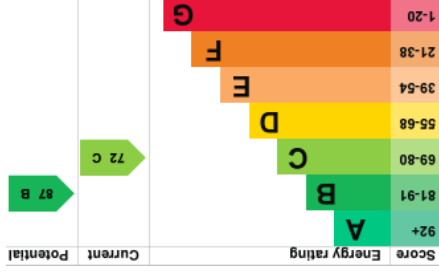
COURT YARD A lovely secluded walled courtyard, ideal for relaxing, gate out to rear access with parking space and access to

GARDEN A superb well manicured garden with patio leading to a long lawn, fencing and foliage to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.)
 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.

