

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
0121 321 2101   suttoncoldfield@acres.co.uk  www.acres.co.uk



- * An attractive detached property
- * Well designed extension to the rear
- * Refitted modern kitchen with AEG appliances
- * Open plan living area/dining/snug
- * Separate lounge
- * Three bedrooms
- * Useful utility room
- * Internal viewing strongly recommended
- * Walking distance of all amenities
- * Access to local schools



21 MOOR MEADOW ROAD, SUTTON COLDFIELD, B75 6BU, OFFERS IN EXCESS OF £440,000

We are delighted to offer for sale this freehold property in council tax band E. It is a well-proportioned and extended three bedroom detached property located on Moor Meadow Road. Situated in a well-respected residential location being close to all amenities including schools for all ages (including grammar), nearby shops, restaurants, and bars in Sutton town centre. With accommodation briefly comprising. Ground floor. Enclosed porch, hall with stairs flowing to the first floor, guest w.c., lounge, recently refitted and extended open plan kitchen/dining room & utility area. First floor. Landing leading to three bedrooms and family bathroom. Outside is a fenced rear garden and immaculate fore garden with block paved driveway giving ample off road parking and access to garage front. Double glazing & central heating (both where applicable). EPC rating D.

Approached from the front via block paved driveway giving ample off road parking, garden with raised borders and lawn area and outside lights

ENTRANCE PORCH: Leading to

HALL With wall lights, coving to ceiling, useful understairs storage cupboard and stairs flowing to first floor

GUEST W.C. With partial tiled walls, W.C, handbasin and radiator

LOUNGE: (FRONT) 11'11", 11'01" (CHIMNEY BREAST) X 14'07" With double glazed window to front, feature fireplace housing coal effect fire, coving to ceiling, central ceiling rose, radiator, wood effect panelled flooring and wall lights

MAGNIFICENT EXTENDED OPEN PLAN KITCHEN/DINING ROOM/SNUG AREA: 19'09", 19'05" (CHIMNEY BREAST), 10'04" X 20'00", 18'07" Refitted kitchen with a range of wall and base units with composite worktops, AEG induction hob, AEG extractor over, AEG microwave, AEG oven, dishwasher and fridge freezer, display units, integrated drinks fridge, tiled floor, coving to ceiling, radiator, double glazed window, leading to;

DINING ROOM/SNUG: Having two French doors to rear, tiled floor, feature fireplace housing coal effect fire, coving to ceiling, central ceiling rose, wall lights and two radiators

UTILITY ROOM: Leading off from the kitchen with access to side via door and plumbing for washing machine

FIRST FLOOR LANDING With wall lights, access to loft space, double glazed window to side, airing cupboard housing central heating boiler

BEDROOM ONE: (FRONT) 12'01" X 11'08" With built in bedroom furniture, radiator and wall lights

BEDROOM TWO: (REAR) 11'09" X 9'10" With double glazed window to rear and radiator

BEDROOM THREE: (FRONT) 8'11" X 9'03" With double glazed window to front, in need of further refurbishment

GARAGE: 15'11" X 9'01" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE) With electric up and over door, lights and power, access to utility room

GARDEN: Well fenced rear garden having paved patio area, cold water tap, outside lights and access to front via side



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G		



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:

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Bedford Road

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.)

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

