

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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- \*\*\* FREEHOLD ON COMPLETION \*\*\*
- End Terrace
- Clu-de-sac location
- Entrance Hall
- Spacious lounge
- Two double bedrooms
- Fitted kitchen
- Well presented shower room
- Patio and Rear garden



**BLACKHAM DRIVE, SUTTON COLDFIELD, B73 5HG - OFFERS IN EXCESS OF  
£225,000**



This is a beautifully presented end of terrace property that will be freehold upon completion. The property is situated on a lovely cul de sac that is nicely tucked away but close to all amenities including shops, schools, public transport etc. The interiors are well presented throughout and include the following. An inviting entrance hall, comprehensively fitted kitchen, generous living room with double opening doors out to the garden. To the first floor are two double bedrooms and a stylish shower room. Outside is a fore garden with bordered lawn and pathway leading to the reception door. To the rear is a lovely well manicured garden with patio to fore leading to a lawn with planted borders containing an array of flowering and verdant planting. EPC rating E Council tax band B. Viewing should be considered a priority.

Access is via: a double glazed reception door with double glazed leaded light window to side and transom above

HALLWAY Dado rail, timber floor, door into lounge and

KITCHEN 8'7" x 7'2" A very stylish fitted kitchen with drawer, base and eye level cupboards, complimentary work surfaces, tiling to part walls, space and plumbing for washing machine, four ring induction hob with extractor hood over, fitted electric oven and housing for microwave, space for fridge/freezer, one and half bowl sink and drainer, double glazed window to front

LIVING ROOM 18'1" x 11'10" A spacious living room with double glazed double doors to rear with double glazed window to either side, feature fire surround with display plinths, staircase to first floor

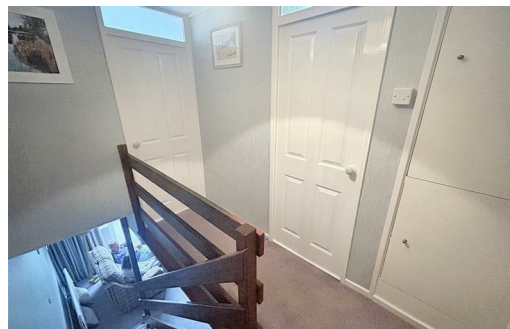
FIRST FLOOR LANDING Door into airing cupboard and doors into

BEDROOM ONE 12'00" x 9'6" Double glazed picture window to front, electric heater, door into storage cupboard

BEDROOM TWO 11'10" x 7'8" min 10'2" max A second excellent double bedroom, double glazed picture window to rear, doors into two storage cupboards

SHOWER ROOM Self contained shower cubicle with fitted electric shower, wash hand basin set into a vanity unit, close coupled WC, mosaic styled tiling to walls, tiled floor, roof light



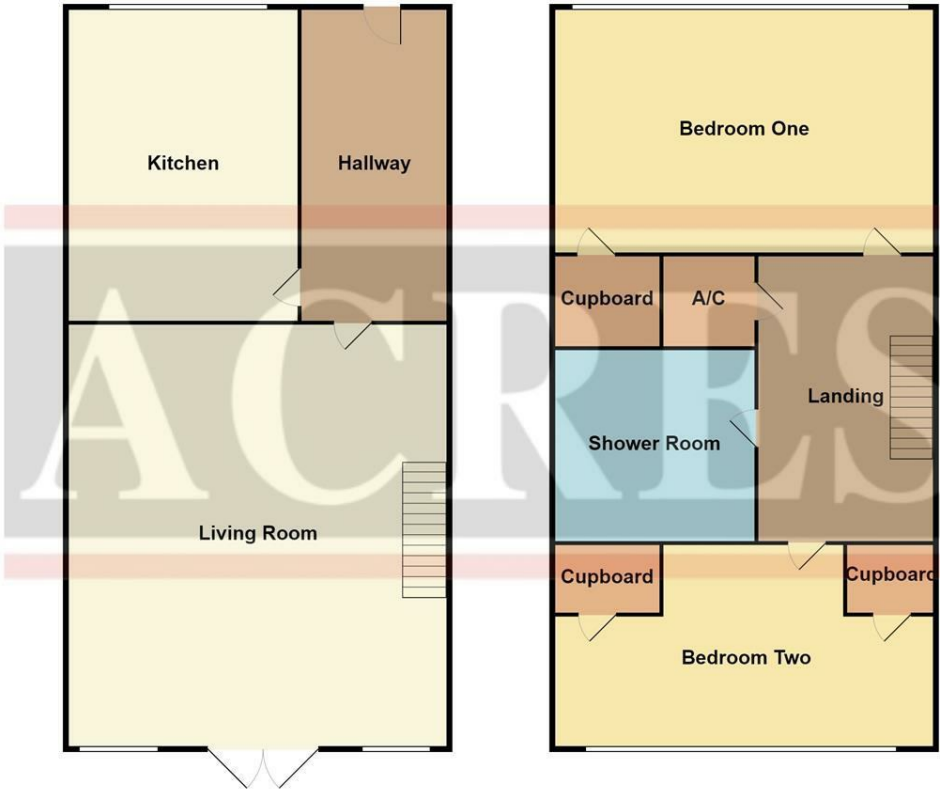
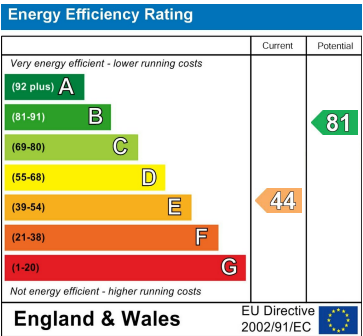




TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly 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.

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.