

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Semi detached
- * Close to Boldmeres vibrant high street
- * Open plan lounge/ diner
- * Three good size bedrooms
- * Family Bathroom
- * Large rear garden
- * Planning approval for a 6m deep single storey extension



17 St Michaels Road, Sutton Coldfield, B73 5TA – Asking Price £315,000

Welcome to this lovely semi-detached freehold home situated on the popular St Michael's Road.

Upon entering the property there is good size entrance hall and storage cupboard with doors leading into an excellent size lounge with ample space for dining. The fitted kitchen offers a range of wall and base units, a selection of integrated appliances and plenty of work surface. To the first floor there are three excellent bedrooms one of which offering the potential for a home office. The family bathroom is fully tiled and has a white suite to include a bath with overhead shower. A highlight of this property is the large rear patio and lawn which could offer the potential for further extension subject to planning permission. EPC rating E Council tax band C

Access is via: Block paving path with lawn either side to PVC part lead door into:

HALLWAY 5'11" X 7'02": Having understairs storage, wood effect laminated floor, radiator, stairs to first floor, PVC double glazed window to front, door into:

LOUNGE 17'11 x 12'00" max 14'01" x 10'04" min to chimney breast: Having double glazed PVC window to front, electric fire with marble effect surround and hearth, ample space for lounge and dining furniture, wood effect laminated floor, two radiators, PVC double glazed patterned window to rear, door into:

KITCHEN 14'07" 7'09" max: Having a range of oak effect base and wall cupboards with solid wood block work surfaces over, tiled splash backs, stainless steel sink and drainer with mixer tap over, electric fan assisted oven with induction hob with extractor hood over, integrated dishwasher, integrated fridge freezer, PVC double glazed window to side and rear, space and plumbing for washing machine, ECO compact combi boiler, radiator, access to rear

FIRST FLOOR LANDING: Accessed via a return staircase, two double glazed windows, doors leading to family bathroom, three good size bedrooms and loft access

BEDROOM ONE 8'09" x 9'10" min to wardrobe front (10'7" max into recess): Having master double bedroom with a range of glass fronted wardrobes, an inset dresser, double glazed PVC window to rear, dado rail

BEDROOM TWO 11'09" x 11'11": A second double bedroom, dado rail, PVC double glazed window to rear, radiator (space for bed furniture)

BEDROOM THREE 8'10" x 8'06" max (7'03" min): A third good size bedroom or home office space, dado rail, double glazed window to front, radiator

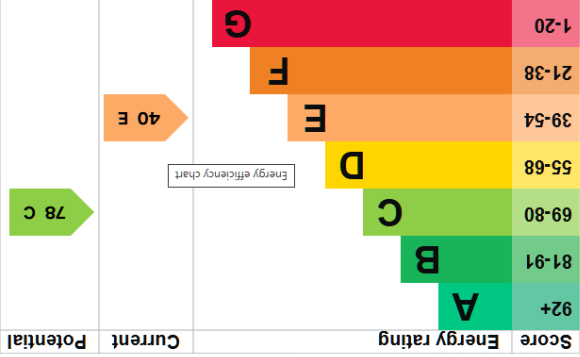
FAMILY BATHROOM 7'11" x 5'06" max 3'07" min to cupboard front: Having a white suite comprising panelled bath with mixer tap over with shower screen, low level WC, hand wash basin with mixer tap over, tiled walls, vinyl wood effect floor, storage cupboard, chrome ladder style radiator, extractor fan, PVC obscure window to side

GARDEN: Having block paved patio area, leading to large lawned area, with fence and hedge to perimeter, trees and mature shrubs



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TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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.)
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As per sales particulars.

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.