

ACRES

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

@ www.acres.co.uk

- A superb dormer bungalow
- Ideally located in an excellent residential area
- Entrance hall
- Lounge and separate dining room
- Comprehensively fitted kitchen
- Very generous rear sitting room
- Two ground floor bedrooms and two first floor bedrooms
- Bathroom with white suite, including a bath and shower
- Fore garden with multiple parking and car port
- Well manicured rear garden



WITHY HILL ROAD, SUTTON COLDFIELD, B75 6HP - OFFERS OVER £440,000

Acres are delighted to offer for sale this wonderful dormer bungalow that is situated in an excellent residential area and includes superb interiors throughout including the following an entrance hall, lounge to the front, separate dining room, and incredible, generous and sitting room to the rear offering glorious views of the garden To the ground floor are two excellent double bedrooms and a large bathroom with both bath and multi functional shower cubicle. There is an inner hallway with staircase up to the first floor that offers two further bedrooms. Outside is a fore garden with multiple parking space and car port, plus side access that includes space and plumbing for a washing machine. To the rear is a lovely well manicured garden with patio, gazebo to side, lawn with planted trees and shrubs plus a large store with electric, making it an ideal workshop. This is a lovely property that needs to be viewed internally to appreciate both space and quality. Book a viewing now on 0121 321 2101

Access is via a double glazed reception door into

HALLWAY coving to ceiling, radiator, timber effect floor, doors into dining room, bedrooms and bathroom, door into inner hallway and staircase to first floor

LOUNGE 13'00" x 12'00" max 11'1" min Double glazed window to front, stylish fire place with tiled back and hearth and living flame effect fire, coving to ceiling, radiator

SITTING ROOM 22'9 max 10'3" min x 15'6" max 9'00" min An extremely spacious second reception room with double glazed windows to side and rear, two Velux windows to roof line, double glazed doors to garden, three radiators, timber effect floor and air conditioning unit

KITCHEN 14'08" x 7'06" Having a comprehensive range of seagrass coloured units to include drawer, base and eye level cupboards, wall mounted gas central heating boiler, space and plumbing for dishwasher, space for fridge freezer, space for electric oven with extractor hood over, one and half bowl sink and drainer, timber work surfaces with tiling to splashbacks, spotlights to ceiling, vortical radiator, double glazed window to front and rear, double glazed door to front, doors into lounge and dining room

BEDROOM ONE 11'00" x 11'10" Coving to ceiling, radiator, timber effect floor, window and double glazed door to lounge

BEDROOM TWO 12'00" x 10'00" min 11'04 max) Coving to ceiling, radiator, window to front and rear

BATHROOM 10'06" x 7'10" Large bathroom with a white suite with double ended bath, pedestal wash hand basin, high cistern WC, multi functional shower cubicle, chrome ladder style radiator/towel rail, radiator, tiling to part walls, two double glazed patterned windows, tiling to floor

FIRST FLOOR LANDING Double glazed Velux window to roof, doors into

BEDROOM THREE 11'00" max x 7'5" min (some restrictive head room) Double glazed Velux window to roof line, radiator

BEDROOM FOUR 11'02" max x 7'6" min to recess (some restrictive head room) Double glazed Velux window to roof line, radiator

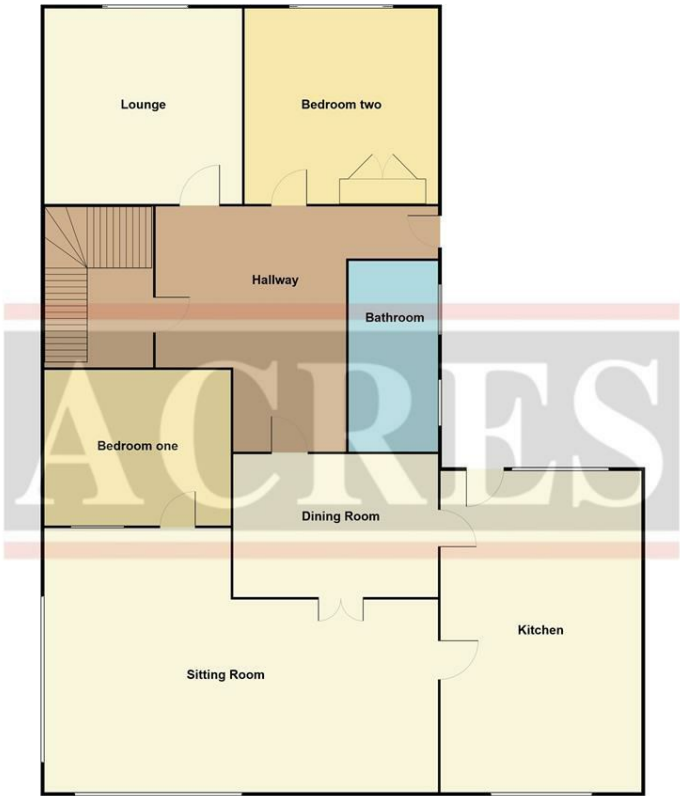
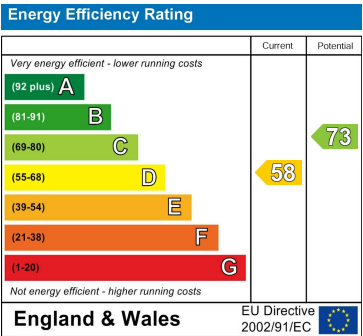
REAR GARDEN Patio to fore leading to a long lawn with covered area to side, large storage to far rear that includes electric, trees and shrubs throughout



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

COUNCIL TAX : C

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.

