

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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www.acres.co.uk

- Four well proportioned Bedrooms
- White Bathroom
- Spacious Lounge
- Separate Dining Room
- Fitted kitchen with integrated appliances
- Guest Cloakroom/WC
- Garage
- Set close to Sutton park
- Deceptively spacious detached family home



ALCESTER DRIVE, SUTTON COLDFIELD, B73 6PZ - OFFERS AROUND £400,000

Set in a prime, central and sought after location just a short stroll from Sutton park, the properties position with only a few hundred meters of an array of shopping facilities and supermarkets at New Oscott/Princess Alice retail park. Sutton Coldfield town centre is only a short drive away, furthermore the property is served locally by well regarded schooling and public transport links, allowing access to the wider surrounding towns and areas. Complimented by gas central heating and PVC double glazed (both where specified), to fully appreciate this deceptively spacious freehold detached family home we highly recommend internal inspection. Briefly comprising entrance porch, welcoming reception hall, guest cloakroom/WC, spacious lounge, separate dining room, fitted kitchen with integrated appliances, ground floor bedroom or optional home office/play room. To the first floor there are three good bedrooms together with a family bathroom with a white suite. A multivehicular tarmac drive enters the property and leads into a side garage, the to rear, a private garden space is given The property has a side garage and private rear garden. EPC rating D. Council tax band E.

Set back from the road behind a lawn fore garden with multiple vehicle tarmacadam driveway, access is gained to the property via

ENCLOSED PORCH PVC double glazed window to side, part obscured PVC double glazed door to

WELCOMING RECEPTION HALL PVC double glazed picture window, obscure picture window to side, double radiator, cloaks cupboard with laminate flooring

GUEST CLOAKROOM/WC PVC double glazed obscure double glazed window to side, matching white suite comprising wash hand basin with base unit beneath, low flushing WC

SPACIOUS LOUNGE 18'00" x 11'09" PVC double glazed window to front, double radiator, coal effect decorative fire set into marble hearth and matching recess

DINING ROOM 11'09" x 11'06" PVC double glazed French door with window to side opens into rear garden, double radiator with laminate flooring

FITTED KITCHEN 11'04" x 8'10" PVC double glazed window and door to rear, one and half bowl sink unit set into marble style rolled edge work surface having tiling to splash back, there are a range of fitted units both base and temporary fitted units that include base, wall and drawers, integrated dishwasher, stainless steel oven having separate grill in turn with gas hob above, space for fridge freezer, double radiator

BEDROOM FOUR 11'3" X 8'7" PVC double glazed window to front, double radiator with laminate floor

STAIRS TO LANDING PVC double glazed obscure window to side, double radiator, deep linen/storage cupboard

BEDROOM ONE 15'00" max 13'00" min x 10'9" PVC double glazed window to front, double radiator, two double and two single fitted wardrobes

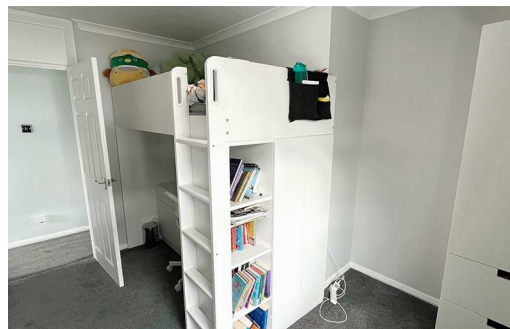
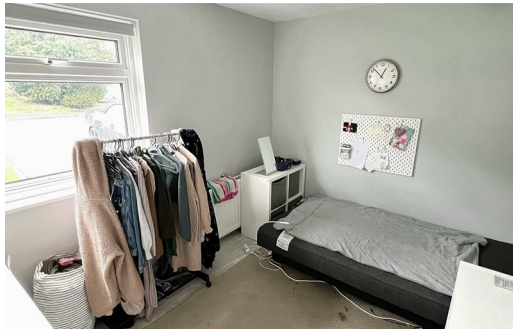
BEDROOM TWO 14'11" x 9'00" PVC double glazed window to rear, double radiator, built in store/cupboard

BEDROOM THREE 11'6" max 5'00" min x 9'00" max 6'10" PVC double glazed window to side, radiator

COMPREHENSIVE FAMILY BATHROOM PVC double glazed obscure window to side, matching white suite comprising of bath, wash hand basin, low flushing WC, enclosed separate shower cubicle with glazed splash screens, chrome ladder style radiator/towel rail, tiling to walls

WIDE SIDE GARAGE 17'00" x 11'01" (please check the suitability of this garage for your own vehicle) Up and over door, PVC door and double glazed window to side

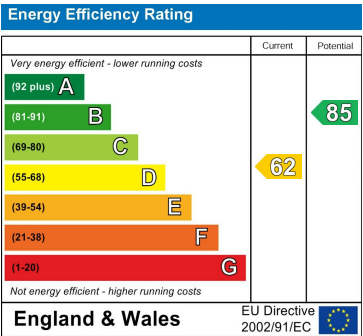
OUTSIDE Paved patio area to a lawned rear garden having timber fencing



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 : E

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.

