

# ACRES

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- BEAUTIFULLY PRESENTED END TERRECED FAMILY HOME
- THREE BEDROOMS
- KITCHEN/ DINING AREA
- NO CHAIN
- SPACIOUS THROUGH LOUNGE
- BEDROOM ONE WITH FITTED WARDROBES WITH ENSUITE
- SET CLOSE TO OPEN COUNTRYSIDE AND PLAY AREA
- GARAGE STYLE STORE ROOM



**PLANTATION DRIVE, SUTTON COLDFIELD, B75 7JQ - OFFERS OVER £325,000**

This well-presented free hold end town house is set in a central convenient well-regarded location close to sought after schooling. Positioned just a short stroll from open country side, fields and a children's play area this spacious family home offers pvc double glazing and gas central heating (both where specified). Briefly comprising reception hall spacious through lounge with feature fireplace, enlarged substantial fitted breakfast kitchen, three bedrooms the first having built in wardrobes and ensuite shower room, family bathroom, rear garden with large decking area, garage styled store room. All of which to fully appreciate we would highly recommend an internal inspection. The property is also chain free , Council tax band D

Set back from the road behind a tarmac drive way having side lawn access is gained to the property via

CANOPY PORCH: Part obscure door opens to

RECEPTION HALL: Radiator, wood laminate floor

SPACIOUS THROUGH LOUNGE 25'00" max 22'07" min 9'09 max 7'05" min: Pvc double glazed window to front with further pvc double glazed bay window to rear, double and single radiators, coal effect living flame gas fire half having matching recess and fire surround, wood laminate flooring

FITTED BREAKFAST KITCHEN 14'09" max 12'06" min 14'04" max 11'10 min: Two pvc double glazed windows and door to rear, one and a half bowl sink unit set into sweeping rolled edged worksurface having tiled splash backs and concealed down lighters, a comprehensive range of fitted units to both base and wall level including pan draw units, stainless steel oven with matching gas hob, dishwasher, double radiator, space for breakfast table, wood laminate vinyl flooring

STAIRS TO LANDING: Airing cupboard

BEDROOM ONE 10'10" X 9'10": Pvc double glazed window to front, radiator, wardrobe recess having two double built in wardrobe's opening to

ENSUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite, comprising enclosed shower cubicle with glazed splash screens, wash hand basin, low flushing wc, tiled splash backs and floor, radiator

BEDROOM TWO 9'08" x 8'00": Pvc double glazed windows to rear, radiator

BEDROOM THREE 9'08" x 6'04": Pvc double glazed window to rear, radiator, double built in wardrobe

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite, comprising bath having shower over, glazed splash screen, tiled splash backs, wash hand basin, low flushing wc, chrome ladder style radiator, tiled floor

STORE ROOM 8'07" X 07'07": Up and over door, door to kitchen

OUTSIDE: Large timber decking area, enclosed by timber fencing with gate to side



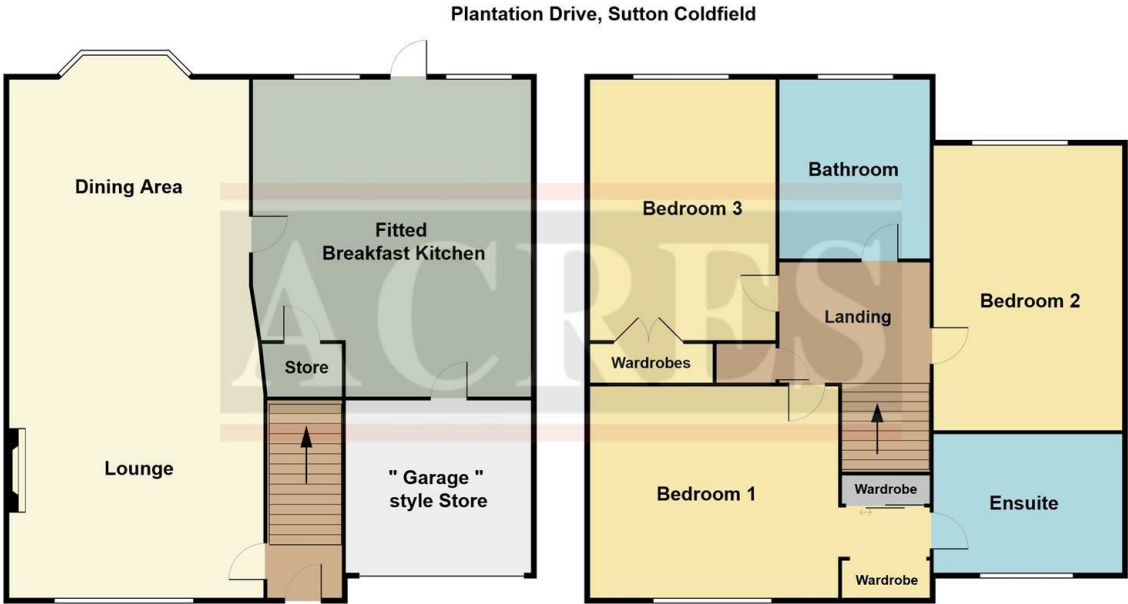
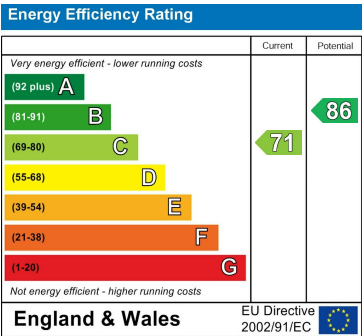




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

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.