

ACRES

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www.acres.co.uk

- Two double bedrooms
- White ensuite Shower room
- White, family bathroom
- Generous lounge/ dining room
- Fitted kitchen with intergrated appliances
- Guest WC & Laundry room
- Generous rear garden
- Off road parking
- Set in a central convenient location



DOVEDALE ROAD, ERDINGTON, B23 5BP - OFFERS AROUND £210,000

This well-presented semi-detached property set a central convenient location close to public transport links and an array of transport links and array of shopping facilities at New Oscott together with local schooling. Complimented by gas central heating and having pvc double glazed windows (both were specified) to fully appreciate the property its many features and excellent presentation we would highly recommend an internal inspection. Briefly consising reception and guest cloak room/ guest wc off, fitted kitchen with integrated appliance's, laundry room, spacious lounge/dining room, two bedrooms the first having fitted wardrobes and white ensuite shower room, family bathroom having white suite, generous rear garden.

Having off road parking to fore a multi locking door with double glazed insets opens to

RECEPTION HALL: Tiled floor

GUEST CLOAK ROOM/ WC: White low flushing wc, wash hand basin, tiled floor

FITTED KITCHEN 09'10" x 06'03": Pvc double glazed window to front, single drainer sink unit set into rolled edge worksurfaces having tiled splashbacks, integrated stainless steel oven, fitted gas hob with matching extractor canopy over, an arrange of fitted units to both base and wall level including draws, recess for fridge freezer and washing machine/dishwasher, tiled floor

LAUNDRY ROOM: Pvc double glazed window to fore, space for washing machine

REAR LOUNGE/DINING ROOM 19'00" max 17'06" min 12'09 max 09'07" min: Pvc double glazed double French doors to rea, two double radiators, wood laminate flooring

STAIRS TO LANDING

BEDROOM ONE 10'07 to wardrobe doors x 10'00" min x 09'06": Pvc double glazed window to rear, radiator, double and two single fitted wardrobes, further built in storage cupboard

ENSUITE SHOWER ROOM: Pvc double glazed obscure window to side, white suite consising, enclosed shower cubicle with glazed splash screen, vanity wash hand basin with base underneath, low flushing wc, tiled splashbacks, radiator

BEDROOM TWO 12'09" X 8'04": Pvc double glazed window to front, radiator

FAMILY BATHROOM: Pvc double glazed obscure window side, matching white suite covising bath, vanity wash hand basin having base unit beneath, low flushing wc, rolled edged storage/display ledge, fitted shelving, radiator, tiled splashbacks

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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.