

# ACRES

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www.acres.co.uk



- Three good bedrooms
- Large well appointed ensuite shower room
- Substantial family bathroom
- Dressing room/ potential fourth bedroom
- Spacious lounge with feature wood fireplace
- Full width rear garden room/dining room
- Comprehensively fitted kitchen with appliances
- Utility room & Garage styled store
- Delightful rear garden
- Set in a centrally located cul de sac



***ALLESLEY CLOSE, , B74 2NF - OFFERS IN THE REGION OF £525,000***

This delightful well-presented and much improved highly deceptively spacious freehold detached family home is set in a centrally located well regarded Cul de sac. Complimented by gas central heating and having pvc double glazing (both where specified) the property is set on a sweeping corner plot within only a few hundred meters of Sutton Coldfield town centre where you will find a host of shops, restaurants, cafes as well as access to the cross-city rail line. Served by well regarded schooling to fully appreciate the property on offer its true proportions and many features we highly recommend an internal inspection. Briefly comprising enclosed porch opening to deep reception hall, spacious lounge with feature fireplace, full width rear dining room combining garden room, fitted kitchen with integrated appliance's having side passageway off, two ground floor bedrooms, large family bathroom. To the first floor you'll find a substantial master bedroom having fitted wardrobe's and large well appointed ensuite shower room off further more there is a dressing room/potential home office or fourth bedroom. The property has a utility room and deep garage styled store together with attractive rear garden Council tax band E

Set back from the roadway behind a two/three car blocked paved drive way having lawned fore and side gardens access is gained to the property via a pvc double glazed door opening to

FULLY ENCLOSED PORCH: Pvc double glazed window to front part obscure glazed door opens to

DEEP RECEPTIONHALL: Pvc double glazed window to front, double radiator

SPACIOUS LOUNGE 15'10" x 15'01 max 12'00" min: Pvc double glazed window and French door to rear, double radiator, wide ingle look fireplace having timber beam over and obscure glazed windows to side, central fireplace with recess

DINING/GARDEN ROOM 22'00" x 9'02": Pvc double glazed windows to side and rear with double glazed double French doors to garden, tiled floor

FITTED KITCHEN 13'00" X 10'10": Pvc double glazed window to rear, one and half bowl sink unit set into sweeping granite worksurfaces having tiled splashbacks, there are a comprehensive range of high gloss units to both and wall level including drawers, elevated integrated stainless-steel oven, flush fitting hob, integrated fridge freezer and dishwasher, tiled floor, door to

SIDE PASSAGEWAY: Half pvc double glazed door to rear, fitted wall storage units, tiled floor

BEDROOM TWO 16'06" x 8'04": Pvc double glazed bow window to front, double radiator

BEDROOM THREE 10'07" x 9'07": Pvc double glazed bow window to front, double radiator

FAMILY BATHROOM 8'06" x 8'09": Two pvc double glazed obscure windows to side, matching white suite comprising bath, wide vanity wash hand basin having double base unit beneath, low flushing wc, enclosed separate shower cubicle, tall contemporary radiator, tiled walls and floor

STAIRS TO LANDING

BEDROOM ONE 13'09" x 13'01" PLUS FURTHER RECESS: Pvc double glazed window to front, three double fitted wardrobes, radiator, recess having further pvc double glazed window to rear

ENSUITE SHOWER ROOM 11'00" x 7'02": Pvc double glazed obscure window to rear, matching well-appointed white suite comprising large shower cubicle with glazed splash screen, wall hung hand wash basin with base underneath, low flushing wc, two ladder style radiators

DRESSING ROOM/ POTENTIAL FOURTH BEDROOM 9'01"x 8'06" x 6'06: Two double fitted wardrobes, two tall boy drawer units, deep storage/cupboard

UTILITY ROOM 8'02" x 4'00": Plumbing for washing machine, rolled edge worktop, with space for dryer

GARAGE STYLED STORE ROOM: 28'08" max 5'03" min 9'01"max 5'00" min: Electric garage door, half pvc double glazed door to rear, one and half bowl sink unite, fitted wall and base units together with work top

OUTSIDE: Paved patio area, lawned rear garden having shrubs and bushes timber fencing and shed together with covered side sitting/BBQ area



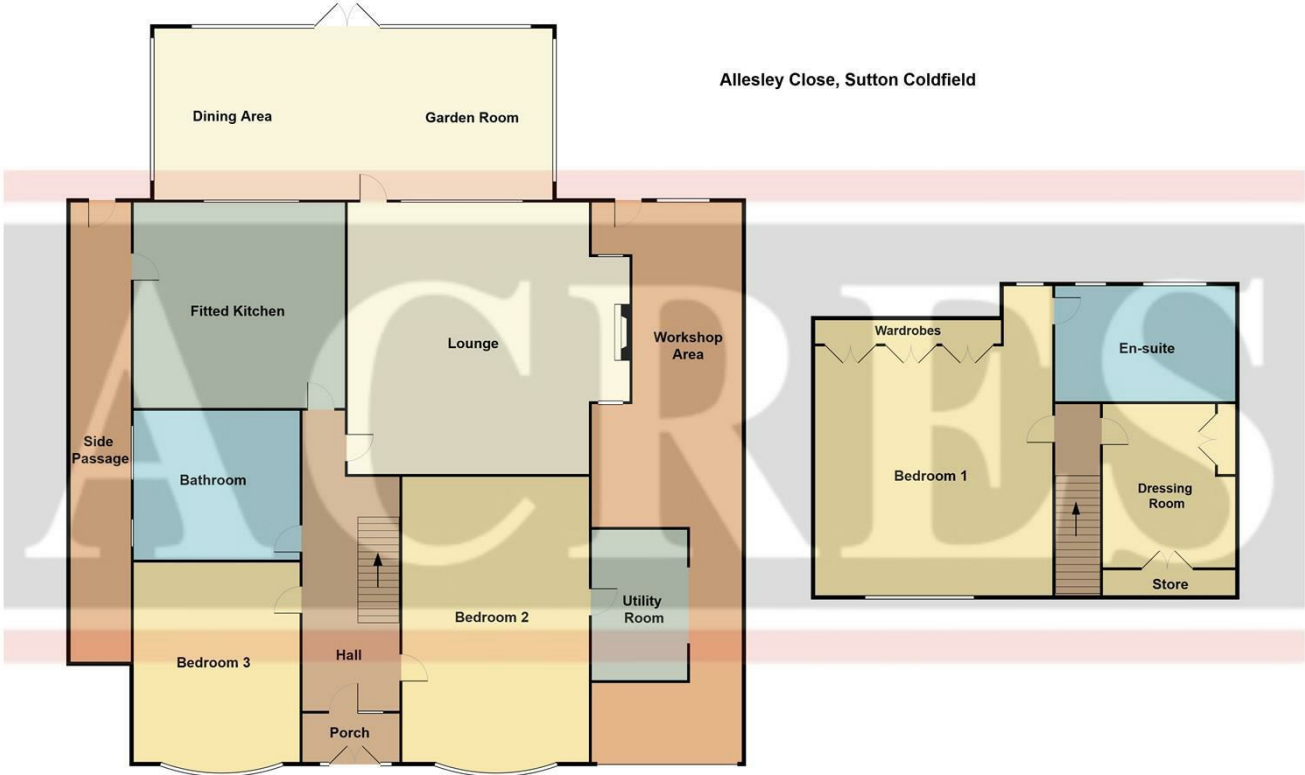
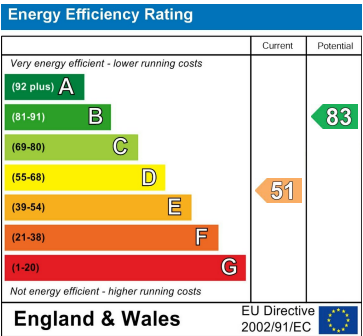




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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.