

ACRES

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www.acres.co.uk

- Incredible scope & potential
- Detached three bedroomed, family home
- Separate comprehensive bathroom & W.C.
- Substantial family lounge through dining space
- Fitted kitchen with pantry
- Rear garden room & sizeable understairs storage
- Imposing front drive and single garage
- Car port leading to considerable lawned garden
- Excellent position close to amenities
- No onward chain



EAST VIEW ROAD, SUTTON COLDFIELD, B72 1JA - OFFERS AROUND £450,000

Situated in a highly sought-after and central position within Sutton Coldfield, this three-bedroomed, detached and extended freehold family home presents an incredible opportunity for redevelopment, modernisation and further extension. Offering immense scope for transformation, this substantial plot is ideal for investors, families and builders alike, looking to create a truly bespoke living space. Sold with no onward chain, the property provides a rare chance to secure a home in one of the area's most desirable locations. Local amenities are in abundance, with a wealth of shopping, dining and leisure options available nearby, additionally, the area boasts sought-after educational institutions for all ages ensuring excellent schooling opportunities. The home is perfectly positioned within walking distance of readily available bus services, providing seamless access to surrounding towns and city centres including Birmingham, Tamworth and Walsall.

Benefitting from the provision of gas central heating and part double glazing (both where specified), internal rooms currently briefly comprise: porch, entrance hall with spacious understairs storage area, a door opens into a substantial family lounge through dining space, a fitted kitchen and rear garden room. To the first floor are three well proportioned bedrooms, a fully comprehensive bathroom with separate w.c. services all bedrooms. Externally, a sweeping drive is provided with lawn and steps to side, eagle eyed purchasers will identify the opportunity to create a garage in the sloped space with parking to side and to fore, access is given into a single garage and rear car port, the back garden is considerable and boasts mature shrubs and bushes to perimeters. To fully appreciate the home on offer, we highly recommend internal inspection.

Set back from the road behind a multiple vehicular drive with steps providing access to the accommodation, lawn, mature shrubs and bushes as well as timber fencing lines the properties perimeter with access being given into the home via obscure glazed timber doors into

PORCH/ENTRANCE HALL A glazed timber leaded door opens to hall, window, radiators to side, overlooking dining area, tiled flooring, door to family lounge/dining area and to under stairs cloaks storage

FAMILY LOUNGE THROUGH DINING AREA 21'01" x 12'10" max 8'02" min Glazed windows to fore and to rear garden room, access via double doors, space for complete lounge suite and dining table, radiators, parquet flooring, obscure glazed windows and doors open to stairs, further doors back to entrance hall and into

FITTED KITCHEN 9'09" x 7'10" Glazed windows to fore and to side matching base units with recess for free standing oven, edged timber work surfaces with Belfast sink, radiator, tiled flooring, obscure glazed door opens to side access, timber internal door opens to

PANTRY/GARDEN ROOM 16'05" x 7'01" PVC double glazed windows to rear, tiled flooring, radiator, doors give access to side, glazed double doors open back to family lounge/dining area and a glazed window overlooks stairwell

STAIRS AND LANDING TO FIRST FLOOR Obscure glazed windows to side, access is provided to three double bedrooms a fully comprehensive family bathroom and separate WC, radiator

BEDROOM ONE 12'07" x 10'04" Glazed windows to fore, space for double bed and complimenting suite, radiator, door back to landing

BEDROOM TWO 13'06" x 8'02" Glazed windows to fore and to rear, space for double bed and complimenting suite, radiator, door back to landing

BEDROOM THREE 9'11" x 7'11" Glazed windows to fore, space for double bed, radiator, door back to landing

FULLY COMPREHENSIVE FAMILY BATHROOM Obscure glazed window with clear glazed window overlooks to side, suite comprising of free-standing bath, walk in shower cubicle with glass splash screen panel to side, pedestal wash hand basin, towel radiator, tiled splash back, door back to landing

WC Glazed window to rear, suite comprising of low-level WC, tiled flooring, door back to landing

REAR GARDEN Paved patio advances from the accommodation and provides access to a side boiler room and car port with garage, a substantial lawned rear garden area is provided, mature shrubs, bushes and orchards have been well maintained during its tenure with access being given back into the home by doors to kitchen and to rear garden room

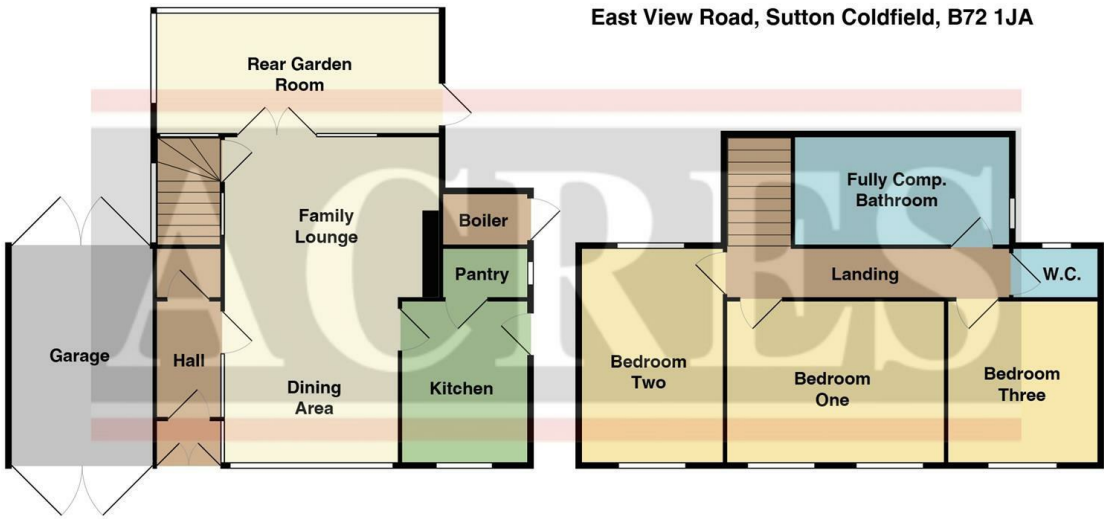
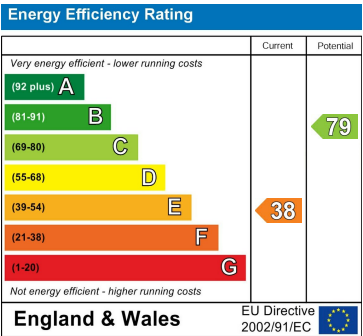
GARAGE (please check the suitability of this garage for your own vehicle) 50 / 50 Split doors open to fore and 50 / 50 split glazed doors open to rear and to car port



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.