

ACRES

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- Four bedrooms- Three to first floor
- Well appointed feature white bathroom
- Ground floor shower room/guest wc
- Spacious lounge with inglenook fireplace
- Rear Conseratory
- Optional ground floor bedroom / snug
- Fitted breakfast kitchen
- Garage
- Set in a centrally located cul-de-sac
- Much improved and well presented



ALLESLEY CLOSE, SUTTON COLDFIELD, B74 2NF - £475,000

This delightful highly deceptively spacious, much improved and well-presented freehold detached family home is set in a prime central sought after cul-de-sac location. Ideally, and centrally located having Sutton Coldfield town centre set within a few hundred meters the property additionally is served by excellent public transport facilities including the cross-city rail line. Complimented gas central heating and having PVC double glazing (both where specified) to fully appreciate this delightful, substantial, deceptive much improved family home we highly recommend internal inspection. Briefly comprising : enclosed porch opening to welcoming reception hall, generous spacious lounge with wide inglenook fireplace having double glazed conservatory off, the property offers the option of the ground floor fourth bedroom or snug as preferred, furthermore there is a well-appointed shower room/ WC together with a fitted kitchen having integrated hob and oven. To the first floor the property offers three bedrooms additionally there is a well-appointed bathroom having feature white suite. The property additionally has low maintenance rear garden. To fully appreciate we highly recommend internal inspection. Council Tax band E

Set back from the roadway behind a blocked paved driveway provides parking with double glazed door opening to

FULLY ENCLOSED PORCH: Timber-stained door to

RECEPTION HALL: Obscure window to front, radiator, cloaks/storage cupboard

SPACIOUS LOUNGE 15'00" x 17'10": Pvc double glazed window with double glazed French door to conservatory, wide inglenook fireplace having leaded light obscure glazed windows to either side and central coal effect basket style fire set onto a flag stone half having timber beam above, two double radiators

CONSERVATORY 11'07 x 7'09": Pvc double glazed windows to side and rear with double glazed double French doors to garden, tiled floor

SNUG/BEDROOM FOUR 9'04" x 13'10: Pvc double glazed bow window to front, radiator

FITTED KITCHEN 13'00" x 12'08": Pvc double glazed window to rear with double glazed door to side, one and a half bowl sink unit having base units underneath there are a further range of fitted units to both base and wall level including drawers, complimentary rolled edge worksurfaces having inset stainless steel hob, side elevated stainless steel oven recess for dishwasher and washing machine, space for fridge freezer, space for breakfast table , double radiator, pantry cupboard, tiled floor

SHOWER ROOM/ GUEST WC 9'02" x 5'04": Matching white suite comprising deep shower cubicle with glazed splash screen, wash hand basin, low flushing wc, tiling to walls, radiator

STAIRS TO LANDING: Pvc double glazed window to rear

BEDROOM ONE 13'04" x 11'05": Pvc double glazed window to front, radiator, two double built in wardrobes with further fitted drawer base units having dressing tabletop

BEDROOM TWO 13'06 x 8'07": Pvc double glazed window to rear, radiator, built in wardrobe

BEDROOM THREE 8'07" x 8'01": Pvc double glazed window to rear, radiator, built in wardrobe

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising feature free standing bath, vanity wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screen, tiled splashbacks, radiator, feature tiled floor, storage cupboard

GARAGE 8'06 x 17'00": (Please check the suitability for your own vehicle)


OUTSIDE: Blocked paved patio to a lawned rear garden having shrub's and bushes and 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.