

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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@ www.acres.co.uk

- Well presented detached family home
- Modern build
- Driveway
- Downstairs wc
- Garage
- Two ensuites and family bathroom
- Set in a Cul de sac
- Close to local schools and amenities



BATEMAN DRIVE, SUTTON COLDFIELD, B73 5NY - OFFERS AROUND £475,000

This is a superb modern styled detached residence ideally located on a cul-de-sac just off Vesey Road, Wylde Green. Benefiting from double glazing and gas central heating (both where specified). The lovely well-presented interiors include entrance hall, guests cloakroom, stylish high gloss fitted kitchen, separate utility and wonderful rear living room with lounge and dining area with views over the garden. To the first floor are four bedrooms, with two en-suites and modern styled family bathroom with white suite.. Outside is a planted fore garden with driveway to garage front and to the rear is an enclosed garden with patio, lawn and planted borders. Viewing is highly recommended Council tax Band E

Access is via a fore garden offering planted area and driveway to garage front, double glazed reception door to side leading into:

HALLWAY: laminate flooring, two light ceiling points, radiator, storage cupboard and stairs going to first floor landing

LIVING ROOM/ DINING AREA 22'09" x 12'010": Carpeted, two light ceiling points, French doors, fire place, two radiators

KITCHEN 11'08" x 7'09": Wall and base units, wooden hardtops, sink, window to front, built in oven and grill, gas hob extractor fan over, tiled splashbacks, built in dishwasher, light ceiling point

UTILITY AREA:7'11" x 4'11" Tiled, radiator, light ceiling point, wall and base units, sink, space for washing machine and tumble dryer, door to rear garden

DOWNSTAIRS WC: Laminate flooring throughout, sink, radiator, laminate flooring, toilet with back basin, light ceiling point

LANDING AREA: Loft access which is insulated and boarded

BEDROOM ONE 10'00" x 9'05": Light ceiling point, two windows to front, radiator

ENSUITE: Tiled, toilet, built in units, built in sink, radiator, light ceiling point, shower,

BEDROOM TWO 14'05" x 9'05" into bay: Good sized bedroom, light ceiling point, two windows to front, built in wardrobes, radiator

ENSUITE: Tiled to mid, towel radiator, sink with cabinet underneath, shower

BEDROOM THREE 12'02" x 11'00": Good sized bedroom, light ceiling point, two windows to rear, radiator, built in wardrobes

BEDROOM FOUR 11'08" x 7'08": Good sized bedroom, light ceiling point, radiator, window to front, built in wardrobes

BATHROOM 7'09" x 5'03": Tiled, sink with basin, toilet with back basin, tiled to top, bath tub, window to side, radiator, light ceiling point

OUTSIDE: Paved area, lawned area, spaces for flowers and shrubs

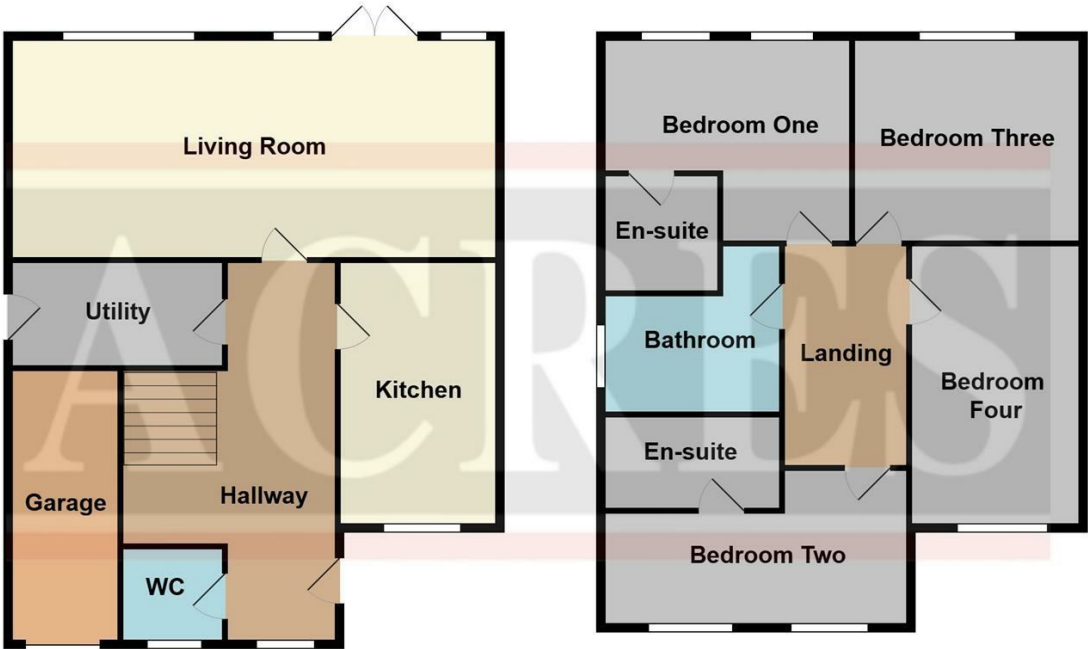
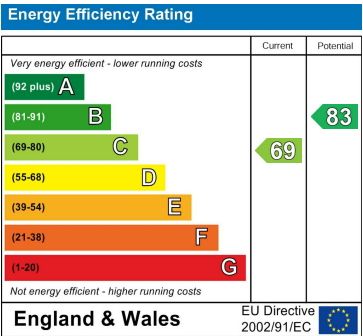
GARAGE 15'01" x 8'01": Up and over door, light ceiling point (please check the suitability for your own vehicle)



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 merely as a guide to show the approximate location 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.