

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101



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www.acres.co.uk



- Two good bedrooms
- White bathroom suite
- Attractive lounge / Dining room
- Open plan fitted kitchen
- Secure main doorway having security intercom
- Set close to Sutton Coldfield town centre
- Much improved and well presented
- Communal parking and gardens



BLYTHE COURT, FAWDRY CLOSE, B73 6DY - OFFERS AROUND £195,000

Set in a central, well regarded, convenient location within the heart of Sutton Coldfield, the property is ideally placed just a short stroll from Sutton Park with all its natural beauty, together with the main town centre itself. Excellent public transport facilities are available close to hand including access to the cross-city rail line. Much improved, and well presented, the property is enhanced by the provision of pvc double glazing, together with individual room heaters/ radiators (each where specified). To fully appreciate the property on offer, its spacious proportions, and improvements we highly recommend an internal inspection. Briefly comprising: Communal entrance hall, reception hall, attractive lounge / dining room being open plan to the property's fitted kitchen having integrated appliances. Additionally there are two bedrooms together with a white bathroom. Communal parking is provided to the fore and rear as are communal gardens. Council tax band B

Set back from the roadway behind a lawned fore garden, pathway gives access to the accommodation which is entered via a glazed door having side intercom / door release system

COMMUNAL ENTRANCE HALL: Further door to rear, stairs to first floor landing having picture window to front, door to

RECEPTION HALL: Storage/ cloaks cupboard, electric radiator

ATTRACTIVE LOUNGE / DINING ROOM 16'08" x 12'02": Pvc double glazed window to front with two further double-glazed windows to side, electric radiators, space for dining table, being open plan to

FITTED KITCHEN 9'00" x 8'00": Pvc double glazed window to rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there are a range of fitted units to both base and wall level, integrated stainless steel oven having flush fitting hob above in turn with stainless steel canopy over, integrated dishwasher, tiled floor, space for fridge freezer set into recess. Wide storage cupboard having plumbing for washing machine and space above for dryer

BEDROOM ONE 12'10" max 11'10" min plus door recess: Pvc double glazed window to front, double built in wardrobes, electric radiator

BEDROOM TWO 10'07" x 8'07": Pvc double glazed window to rear, electric radiator

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and side splash screen, tiled splash backs, wash hand basin, low flushing wc, chrome ladder style radiator. Airing cupboard

PARKING: Parking area set to rear together

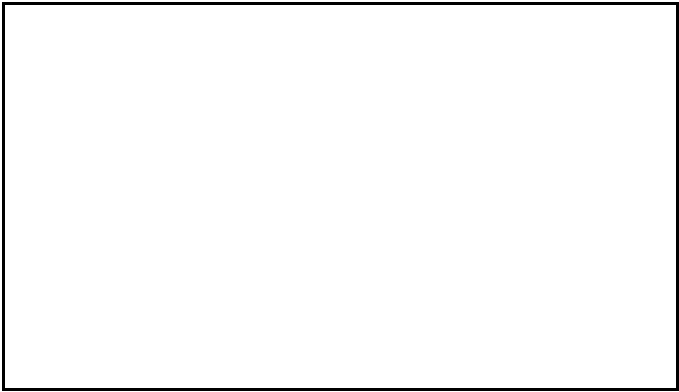
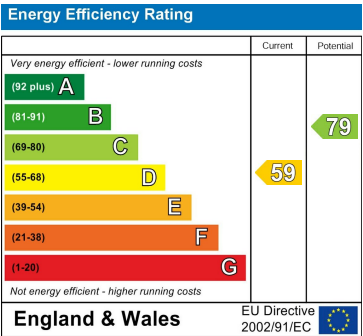
COMMUNAL GARDENS: Communal gardens having lawns shrubs and trees



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



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.