

ACRES

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- Exceptionally large double bedroom with sitting area
- Spacious open plan lounge / dining room
- Open plan fitted breakfast kitchen
- Large conservatory
- Rear day room / snug
- Hobby room / optional home office
- Well appointed shower room
- Much improved and well presented
- Set in a centrally located Cul-de-sac
- No chain



HOTHERSALL DRIVE, SUTTON COLDFIELD, B73 5RW - OFFERS AROUND £400,000

This much improved, well presented, freehold, detached bungalow, is set in a central convenient location close to Boldmere high street where you will find a host of facilities including restaurants, cafés and shops and is enhanced further by its proximity to public transport facilities including access to the cross-city rail line at Wylde Green station. Set at the head of a small cul-de-sac, the property offers individually designed spacious, open plan accommodation ideally suited to perhaps retirement living. Complimented by gas central heating and having pvc double glazing (both where specified) to fully appreciate the property on offer its host of features and improvements together with spacious proportions we highly recommend an internal inspection. Briefly comprising: Reception area opening to an exceptionally spacious bright lounge being open plan to the dining area in turn leading into a comprehensively fitted kitchen having integrated appliances with a utility room. Set to the side you'll find a large, double-glazed conservatory, and to the rear a further sitting area / den. The property was originally had three bedrooms and has been converted into a one bed, it has a substantial master bedroom, having fitted wardrobes and being open plan to a generous snug / dressing area, additionally there is a well-appointed shower room, and set to the rear a hobby room / potentially home office as preferred. The property has a private mature garden all of which to fully appreciate we highly recommend an internal inspection. Council tax band E

Set back from the roadway behind a blocked paved multi vehicular driveway access is gained to the property via a pvc double glazed doors opening to

RECEPTION AREA: Pvc double glazed windows to front, double radiator, cloaks cupboard, opening to

SPACIOUS LOUNGE / DINING AREA INCORPORATED FITTED KITCHEN: 26'00" max 16'08" min 23'07" max 21'06" min:

Lounge area: Pvc double glazed bow window to front, two double radiators

Dining area: Space for breakfast table, double radiator

Fitted Kitchen: One and a half bowl sink unit having double base units' underneath, there are a further range of fitted units to both base and wall level including pan draw units, integrated dishwasher, fridge and freezer, elevated stainless-steel oven having separate grill, flush fitting hob with extractor canopy over, wood laminate flooring, half pvc double glazed door to side

REAR DAY ROOM 21'09" max 16'08" min 12'10" max 12'10" max 7'04" min: Pvc double glazed windows to side and rear, double radiator, wood laminate flooring, wide open area with fitted four space breakfast bar to kitchen

UTILITY ROOM 5'03" x 4'06": Double wall units, rolled edge worksurface, tiled splashbacks, recesses for washing machine and dryer with laminate flooring

MASTER BEDROOM 23'09" max x 16'00" max x 14'00" min: Pvc double glazed window to front, double radiator, single and two double fitted wardrobes with side dressing tabletop

Sitting area: Being open plan to the bedroom having pvc double glazed window to rear, double radiator

SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower, vanity wash hand basin with base unit underneath, low flushing wc, radiator

LARGE CONSERVATORY 16'00" x 12'09": Pvc double glazed windows to front side and rear, with double glazed double French doors to garden, two double radiators

GARDEN ROOM / OPTIONAL HOME OFFICE 9'07" x 9'03": Pvc double glazed windows to side and front with sliding double glazed doors to timber decking area, double radiator, wood laminate flooring. Additional recess/ storage area

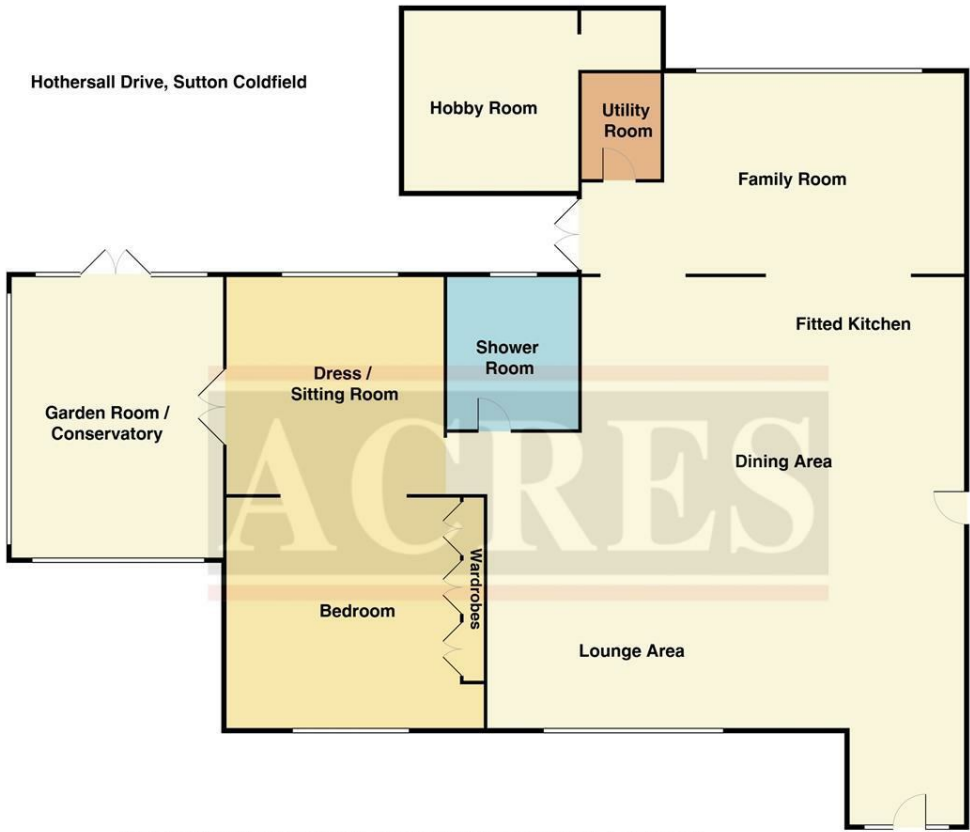
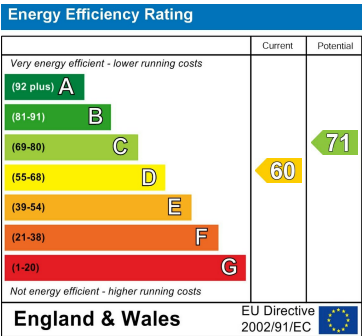
OUTSIDE: Paved patio area to a lawned rear garden flanked by borders having mature shrubs and bushes providing privacy, patio area



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



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.