

# ACRES

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- Two double bedrooms
- Good sized lounge
- Separate dining room
- Fitted kitchen
- Two family bathrooms
- Generous rear garden
- Close to local amenities, school and transport links
- Situated in a popular and convenient location
- No chain



**HIGHBRIDGE ROAD, SUTTON COLDFIELD, B73 5QU - ASKING PRICE £300,000**

Acres estate agents are pleased to offer this spacious two bedroomed terraced property ideally located in a highly sought after residential area, close to local amenities, shops well regarded schools and excellent transport links including nearby train services. The property comprises a welcoming lounge, separate dining room both with feature fireplaces and a well-appointed kitchen further, benefiting from two bathrooms this home offers added conveniences for families. There are two good sized bedrooms both offering ample space for furnishings. To the rear the property enjoys a generous garden ideal for outdoor entertaining or relaxing. This home is perfect for first time buyers, downsizers or investors looking for a strong rental opportunity. Early viewing is highly recommended. A freehold property set in council tax band C & EPC rating tbc

Set behind a fore garden with a paved walkway, the property is accessed via a composite multi locking front door adding curb appeal

**LOUNGE:** 10'5" min 11'8" max x 14'4" max 12'5" min Pvc double glazed bay window to front, radiator, coal effect living flame gas fire, tiled hearth, tiled recess and wooden surround

**DINING ROOM:** 11'10" max 10'7" min x 15'11" max 13'1 min Pvc double glazed sash window, radiator, coal effect living flame gas fire, tiled hearth, tiled recess and wooden surround

**KITCHEN:** 12'8" x 6'10" Pvc double glazed window to side, one and half bowl enamel sink unit set in rolled edgework surfaces and in a double base unit beneath, with matching wall and base units, space for fridge freezer and cooker, radiator

**LOBBY/LAUNDRY AREA:** 6'10" x 2'8" Space and plumbing for washing machine and drier, part Pvc double glazed door to side

**DOWNSTAIRS BATHROOM:** Obscure Pvc double glazed window to side, matching white suite comprising of bath, low flushing Wc, hand wash basin, radiator

**BEDROOM ONE:** 11'9" max 10'6" min x 12'5" Two Pvc double glazed sash windows to front, radiator, vanity hand wash basin set in a double unit

**BEDROOM TWO:** 12'6" x 11'9" max 10'8" min Pvc double glazed sash window to rear, radiator, door to linen cupboard

**FAMILY BATHROOM:** 11'10" x 6'11" Obscure Pvc double glazed sash window to rear radiator, matching white suite compromising of an enclosed shower, bath, low flushing Wc and hand wash basin

**GARDEN:** Patio area, generous lawned garden with mature hedges to side for privacy, side tradesman entrance gate. The generous rear garden is ideal for entertaining, relaxing or family use.







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 : C

VIEWING: Highly recommended via Acres on 0121 321 2101

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



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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.