

ACRES

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www.acres.co.uk



- Three good bedrooms
- Well appointed white bathroom
- Spacious extended lounge with log burning stove
- Fitted kitchen with appliances
- Large family/dining room
- Ground floor shower room / guest wc
- Utility room
- Generous rear garden
- Set close to open country side



HOLBECHE ROAD, SUTTON COLDFIELD, B75 7LL - OFFERS AROUND £375,000

This well presented and much improved, deceptively spacious freehold semi-detached family home, offers much enlarged, extended accommodation which is set in a central, convenient location. Complimented by gas central heating and having PVC double glazing (both where specified). The property served locally by shops, public transport facilities together with schooling for all ages. An ideal family home, the property briefly comprises: enclosed porch, reception hall, extended spacious lounge with log burning stove, large family/dining room, opening to fitted kitchen, utility room, ground floor shower room/guest WC, three bedrooms, family bathroom, generous rear garden, all of which to fully appreciate an internal inspection is highly recommended. Council tax band B.

Set back from the road behind a multi-vehicular block paved driveway, access is gained to the property via PVC double glazed double doors opening to

FULLY ENCLOSED PORCH: PVC double glazed window to front, part obscured PVC double glazed door to heading, reception hall PVC double glazed window to front radiator, double built in cloaks cupboard.

SPACIOUS LOUNGE: 22' max 10'4" min x 14'6" max 12'6" min PVC double glazed windows to rear with central double glazed double French doors, two double radiators, log burning stove having timber beam over.

LARGE FAMILY/DINING ROOM: 18'10" max 15'6" min x 10' PVC double glazed bow window to front, double radiator, space for breakfast table and sofa, wood laminate flooring. Walk in storage cupboard off having PVC double glazed windowed front.

FITTED KITCHEN: 10'2" x 8'9" PVC double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs. There are comprehensive range of fitted units to base and wall level including drawers, integrated stainless steel oven fitted gas hob having matching extractor canopy over, double radiator, integrated dishwasher, wood laminate flooring

UTILITY ROOM: 11'7" x 4'6" PVC double glazed window to side with part double glazed door out, recess for washing machine, chrome ladder style radiator, tiled floor

SHOWER ROOM/WC: PVC double glazed obscure window to side, matching white suite comprising large shower cubicle with glazed splash screen, vanity wash hand basin having double base unit beneath, low flushing WC, marble styled tiling to walls and floor, chrome ladder style radiator

STAIRS TO LANDING: PVC double glazed window to front

BEDROOM ONE: 12'3" x 11" max 9'10' min PVC double glazed window to front, double radiator

BEDROOM TWO: 14'6" max 11'2" min 12'2" max 10'4" min PVC double glazed to rear, single and two double wardrobes, double radiator

BEDROOM THREE: 10" max 7'7" min x 8'3" PVC double glazed to front, double radiator, built in storage cupboard

FAMILY BATHROOM: PVC double obscure window to front, matching white suite comprising bath, having shower over, vanity wash basin having vanity base unit beneath, low flushing WC, marble styled tiling to walls and floor, chrome ladder styled radiator

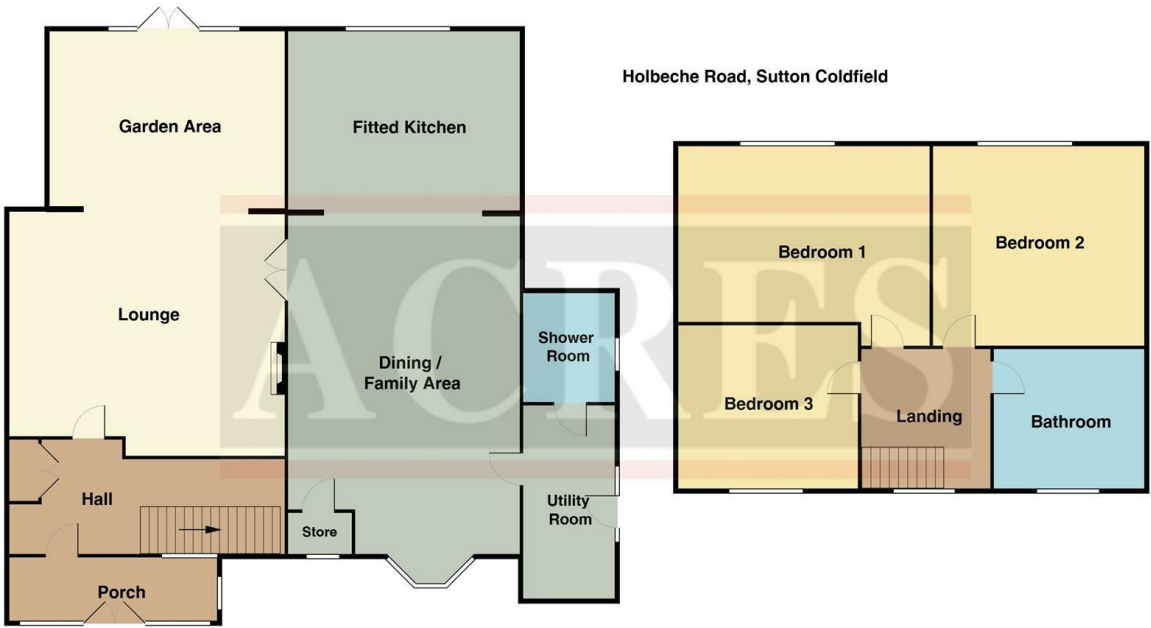
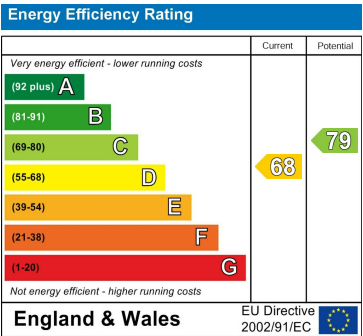
OUTSIDE: Substantial patio area to lawned rear garden, having timber fencing and shed



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 : 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.

