

ACRES

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- Well-presented mid terraced family home
- Located in a sought-after area close to amenities & transport links
- Spacious lounge and dining area
- Fitted kitchen with access to the rear garden
- Four bedrooms, two with fitted wardrobes
- Family bathroom
- Generous rear garden
- Driveway
- Within catchment for well-regarded local schools



ORCHARD ROAD, BIRMINGHAM, B24 9JD - OFFERS AROUND £400,000

This beautifully presented four-bedroom semi-detached home, split over three floors, is situated in a highly sought-after residential area. Ideally located close to excellent local amenities, reputable schools, and convenient transport links including the nearby Chester Road train station. This charming property offers spacious accommodation, briefly comprising of a lounge, dining room, kitchen, breakfast room, four bedrooms, family bathroom, a generous garden, and driveway, making it perfect for families. Council tax: C. EPC rating: D.

PORCH: Accessed via a traditional wooden door, the porch features a charming patterned tiled floor, offering a welcoming entrance to the property.

HALL: Entered through a part obscure door, the hallway benefits from a radiator and attractive laminate flooring.

LOUNGE: 14'6" max / 12'1" min x 11'8" max / 10'4" min. Single glazed box bay window to the front, enhanced with secondary glazing and decorative patterned glass, radiator, laminate flooring, and a gas fire set on a tiled hearth with inset and a wooden surround.

DINING ROOM: 13'2" max x 12'1" min x 10'11" min. Single glazed wooden French doors opening onto the rear garden, log-effect gas fire with a marble hearth, Victorian-style decorative tiled inset, wooden surround, laminate flooring throughout, radiator.

BREAKFAST ROOM: 9'4" max / 8'7" min x 9'10" min / 11'0" min. Single glazed box bay window to the side, laminate flooring, radiator, door leading to understairs storage.

KITCHEN: 14' max x 5'10" x 8'3" max / 5'3" min. Two single glazed windows to the side with secondary glazing, fitted with wall and base units with drawers, wooden work surfaces and tiled splashbacks, stainless steel one and a half sink and drainer unit, eye-level oven and grill, four-ring gas hob with extractor hood above, tiled flooring with half-tiled walls. There is space for a fridge, washing machine, and tumble dryer, wooden door provides access to the rear garden.

BEDROOM ONE: 15'11" max / 14'5" min x 11'9" min. A generous sized bedroom featuring three single glazed windows to front with added secondary glazing, fitted wardrobe, laminate flooring, radiator.

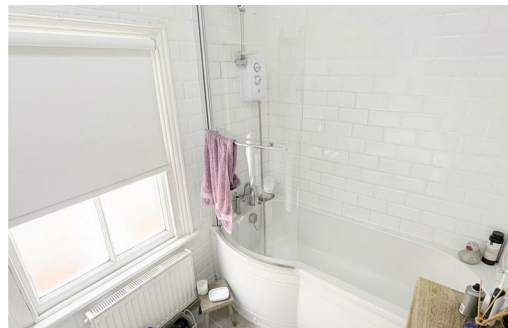
BEDROOM TWO: 12'11" max x 11'1" min x 10'. Located at the rear of the property with a single glazed window and secondary glazing, laminate flooring, radiator.

BEDROOM THREE: 19'9" max / 15'10" min x 17'2" max / 11'2" min. Single glazed front-facing window with secondary glazing, radiator.

BEDROOM FOUR: 8'6" x 7'8". Single glazed window to the rear with secondary glazing, built-in storage cupboard, radiator.

FAMILY BATHROOM: Fitted with a white suite comprising of a panelled bath with electric shower over, low-flushing WC, hand wash basin, tiled surrounds, tiled flooring, radiator, and an obscure single glazed window to the side.

Garden: A generous rear garden offering a paved patio area leading onto a large lawn, a central pathway guiding you to a spacious shed at the rear, mature shrubs and trees line both sides of the garden, providing privacy. There is also gated shared access to the front of the property from the garden.



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		



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.