

ACRES

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www.acres.co.uk

- Freehold detached family home
- Four bedrooms
- Shower Room
- Lounge & Dining Room
- Conservatory
- Breakfast Kitchen
- Guest Wc & Double garage
- Overlooking playing fields to rear
- Quite cul-de-sac location
- Excellent central location



CORNCRAKE CLOSE, SUTTON COLDFIELD, B72 1HY - OFFERS OVER £425,000

We are delighted to offer for sale this centrally located detached family home which offers four good-bedrooms. A spacious family home with plenty of scope for the buyer's imagination. The property is freehold and offers the following accommodation : Enclosed porch, welcoming hallway , guest w/c, a spacious lounge with a bay window to front, dining room , large rear conservatory. To the first floor there are four bedrooms, shower room. The property benefits from a double garage and and lovely mature garden with patio. This property of course enjoys gas central heating and PVC double glazing (both where specifies) also offers no upward chain. EPC Rating to be confirmed and council tax E.

Access is via: A fore garden with lawn and brick blocked driveway leading to garage front

PORCH: Wall light, pvc glass panelled door leading to

HALLWAY: Pvc double glazed widow, radiator, storage cupboard

LIVING ROOM 16'04"x 12'04": Good sized living room, Pvc double glazed widow bow window to front, log effect basket style fire, radiator, through doors into

DINING ROOM 12'04" x 10'01": Radiator opening into

CONSERVATORY 13'07" x 12'00: PVC double glazed windows and doors to garden

BREAKFAST KITCHEN 13'02" x 10'09": Pvc double glazed widow to rear, sink unit set into rolled edge work tops having tiled splash backs, integrated oven, fitted units to base and wall level, space for breakfast table, radiator , recessed for fridge, washing machine and dishwasher, pvc part double glazed door to outside

DOWNSTAIRS WC: Pvc double glazed widow, low flushing wc, wash hand basin, radiator

STAIRS TO LANDING: Pvc double glazed widow to side, loft access with ladder being insulated and boarded, storage cupboard

BEDROOM ONE 13'09" x 10'04": Pvc double glazed widow to window, radiator, fitted wardrobes

BEDROOM TWO 12'09" x 12'08": Pvc double glazed widow, radiator.

BEDROOM THREE 12'08" x 9'08": Pvc double glazed widow, radiator

BEDROOM FOUR 11'00" x 8'00": Pvc double glazed widow, radiator

SHOWER ROOM : 7'08" x 6'04": Pvc double glazed widow to rear, enclosed shower cubical with glazed splash screen and tilling, low flushing wc, wash hand basin, towel radiator.

OUTSIDE: Block pather patio to lawn, over looking playing field to rear.

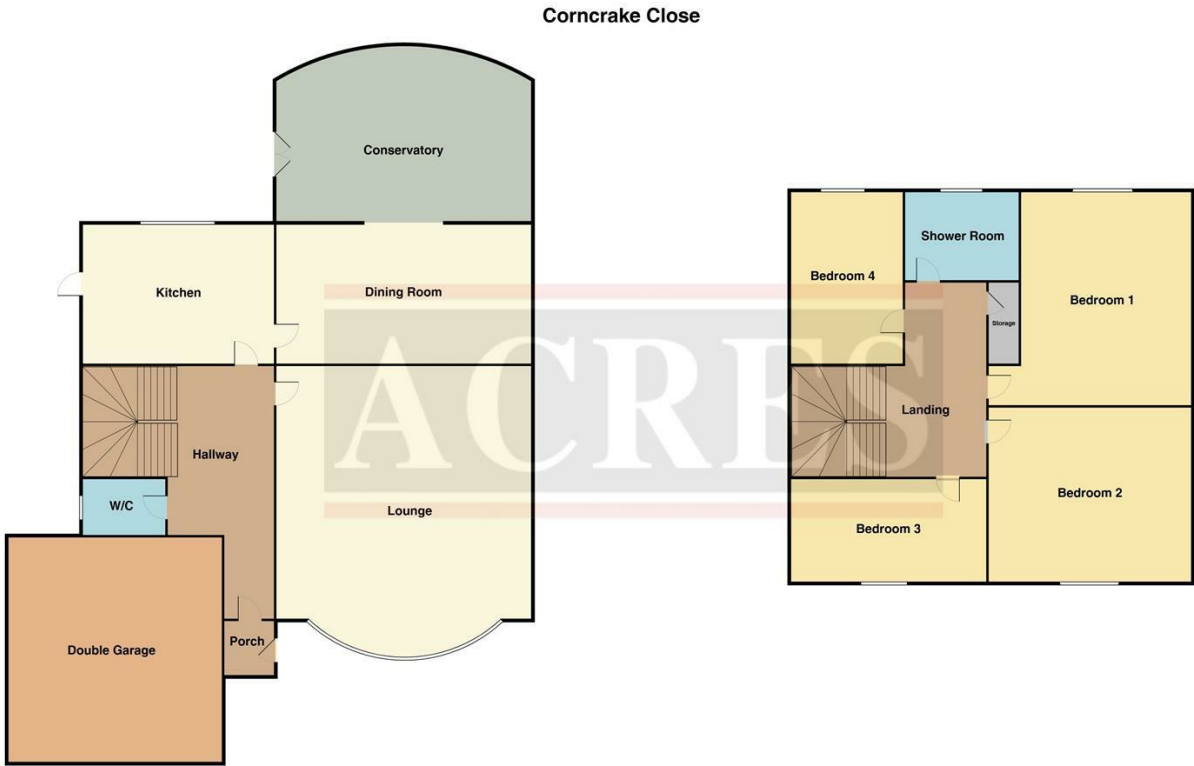
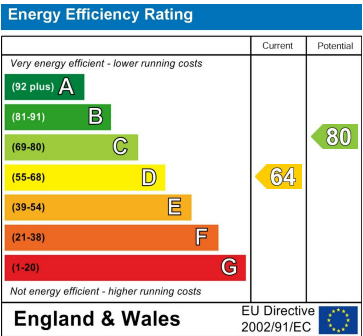
DOUBLE GARAGE 16'09" x 16'08": Up and over door, light ceiling point (please check the suitability for your own vehicle)



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



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.