

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101

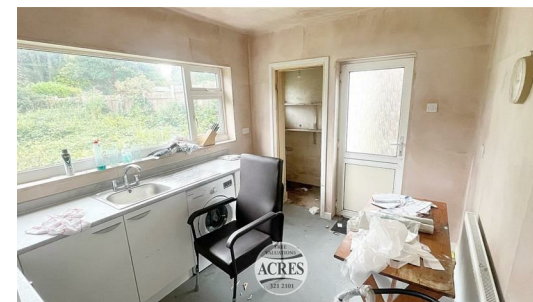


suttoncoldfield@acres.co.uk



www.acres.co.uk

- Two bedroom semi detached bungalow
- Highly regarded location close to Sutton Park
- Short walk to local shops and excellent public transport facilities
- Generous, mature plot with excellent potential for renovation/extension
- Welcoming reception hall and spacious rear lounge
- Breakfast kitchen with pantry and side access
- Two double bedrooms and white shower room
- Separate WC and side garage
- Outstanding potential for renovation / alteration
- Lawned fore garden, driveway, and large rear garden with scope



STIRLING ROAD, SUTTON COLDFIELD, B73 6PH - OFFERS AROUND £325,000

This two-bedroom, semi-detached bungalow is set on the highly regarded Stirling Road, within short walking distance of local shops and excellent public transport facilities. Sutton Park, with its 2,400 acres of natural beauty, is only a few hundred metres away, while Sutton Coldfield town centre with its range of shops, restaurants, and cafés is also close by. Occupying a generous, mature plot, the property offers gas central heating and PVC double glazing (both where specified), though it does require full renovation, making it an excellent opportunity for buyers wishing to create a home to their own taste and requirements. The property is entered via a welcoming reception hall and comprises a spacious rear lounge, breakfast kitchen, two double bedrooms, white shower room, separate WC, and side garage.

Set back from the roadway behind a lawned fore garden having side driveway, access is gained to the property via a PVC double glazed obscure door opening to:

RECEPTION HALL: Radiator, cloaks/storage cupboard.

SPACIOUS REAR LOUNGE: 16'0 max x 14'10 min x 12'4, PVC double glazed window and double glazed patio doors to rear, gas fire.

BREAKFAST KITCHEN: 10'10 x 8'8, PVC double glazed window to rear, single drainer sink unit with fitted base units, stainless steel integrated oven, rolled-edge work surfaces, recesses for washing machine, dryer and fridge/freezer, radiator, space for breakfast table. Pantry cupboard off having further PVC double glazed obscure window to rear. Part obscure PVC double glazed door to side.

BEDROOM ONE: 17'7 max x 14'6 min x 11'0, PVC double glazed window to front, radiator.

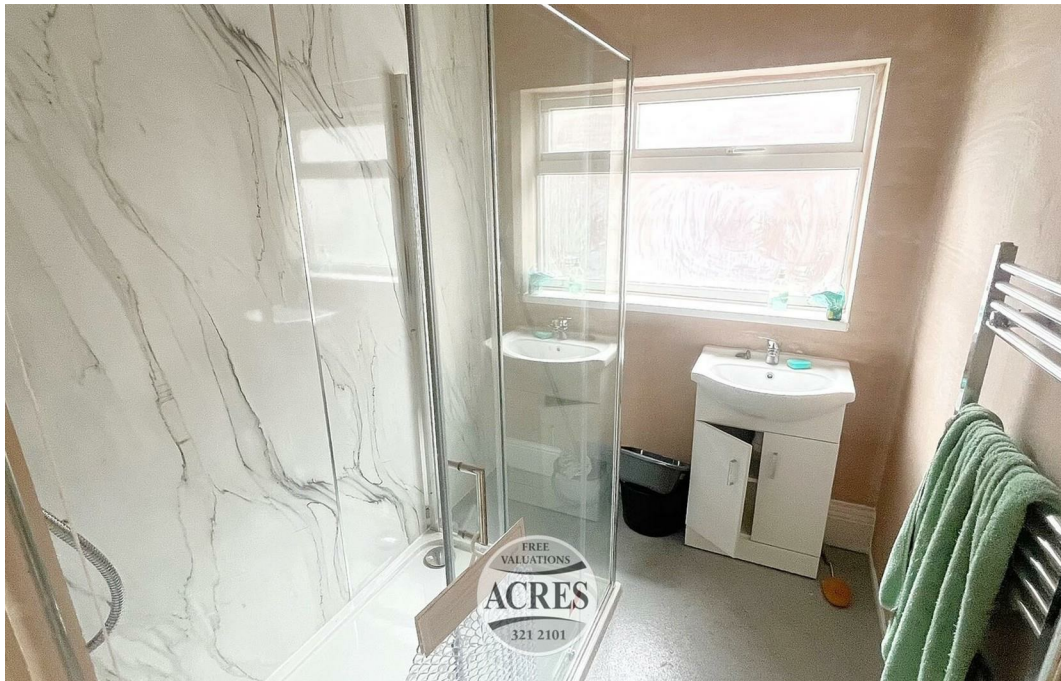
BEDROOM TWO: 11'0 x 9'9, PVC double glazed window to front, radiator.

SHOWER ROOM: PVC double glazed obscure window to side, white suite comprising enclosed shower cubicle with glazed splash screens, vanity wash basin with base unit beneath, chrome ladder style radiator.

SEPARATE WC: PVC double glazed obscure window to side, white low flushing WC

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SIDE GARAGE: 15'0 x 8'0, up-and-over door to fore, door to rear. (Please note that the garage measurements and dimensions are approximate and should be verified by a prospective purchaser.)

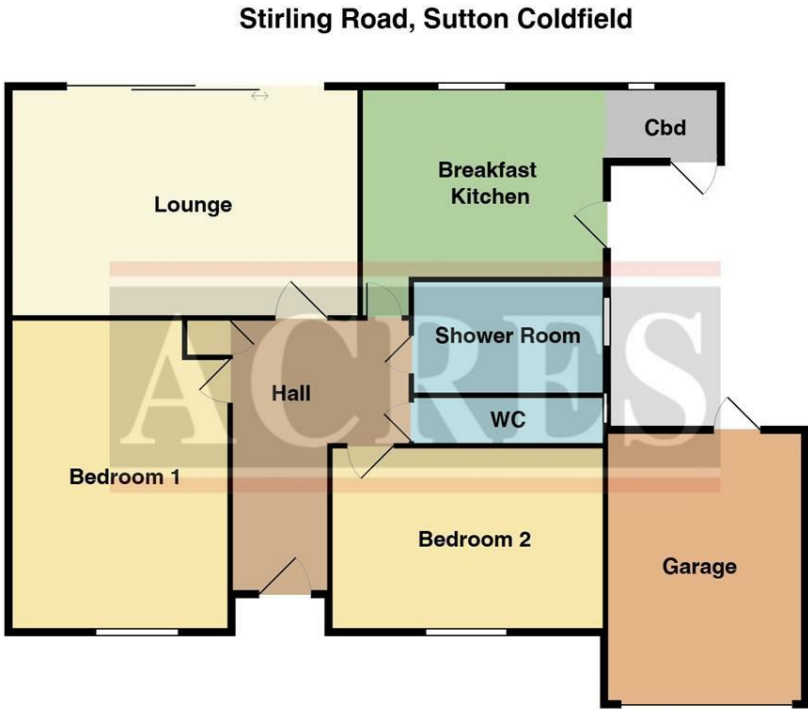
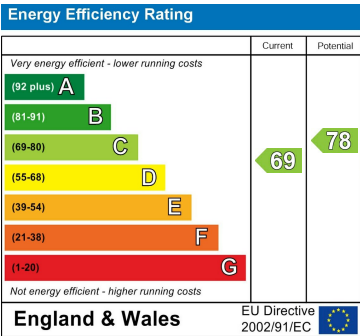
OUTSIDE: Generous rear garden having great potential.



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 : D

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.