

ACRES

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- Attractive three bedroom semi detached home
- Block paved driveway and fore garden area to the front
- Spacious lounge
- Modern fitted kitchen with dining space
- Generous conservatory
- Modern family bathroom
- Loft room perfect as office, hobby room, or potential bedroom
- Private rear garden
- Garden room ideal for office, gym, bar, or family space
- PVC double glazing and gas central heating (where specified)



GLEBE DRIVE, SUTTON COLDFIELD, B73 5SZ - OFFERS AROUND £375,000

This beautifully presented three bedroom semi detached home offers spacious and versatile accommodation with the added benefit of a block paved driveway, conservatory, loft room, and impressive garden room. The property features a modern fitted kitchen with dining area, spacious lounge, bathroom, complemented by a private rear garden with patio, excellent storage and flexible living spaces, including a loft conversion and garden room that could serve as a home office, gym, or family room, this property is ideal for growing families or those looking for extra space

Accessed via a block paved driveway with fore garden, the property is approached through a welcoming porch with PVC double glazed door, side windows, and tiled flooring.

Hall: PVC obscure part glazed front entrance door, radiator with cover, and tiled flooring.

Lounge : 16'07" x 12'04" A bright and spacious room with PVC double glazed window to the front, radiator with cover, and tiled flooring.

Kitchen / Dining Room : 19'11" x 8'02" Fitted with a range of matching base and wall units with drawers and marble effect work surfaces incorporating a sink and drainer unit. Integrated appliances include eye level oven, gas hob with extractor hood, and fridge freezer, with space for a washing machine. Additional features include tiled splashbacks, tiled flooring, radiator, and ample space for a freestanding dining table and chairs. PVC double glazed French doors open into the conservatory.

Conservatory: 11'09" x 10'03" A versatile reception space with PVC double glazed French doors leading to the rear garden, PVC double glazed windows to two sides, column radiator, and tiled flooring.

First Floor Landing: PVC double glazed window to side elevation.

Bedroom One: 12'05" x 8'11" (10'11" into wardrobe) PVC double glazed window to front, radiator, and double built in wardrobes with sliding doors.

Bedroom Two: 11'09" x 9'04" PVC double glazed window to rear, radiator with cover, and space for freestanding bedroom furniture.

Bedroom Three: 9'04" x 8'10" max (6'07" min) PVC double glazed window to front, radiator, and fitted ladder providing access to the loft room.

Loft Room: 19'10" x 10'06" A fantastic additional space with skylight window and storage into the eaves, ideal as a home office, hobby room.

Bathroom: Obscure PVC double glazed window to rear and fitted with a modern white suite comprising P shaped bath with glass screen, low flushing WC, and hand wash basin set in vanity unit. Finished with tiled surround, tiled flooring, and chrome effect ladder style radiator.

Garden: The rear garden offers a combination of patio and lawn with an added benefit of a decking area, providing excellent space for outdoor dining and entertaining. Well established shrubs provide privacy to the borders, with access to the garden room.

Garden Room: 15'05" x 9'04" A versatile outbuilding with wooden double glazed patio doors opening to the garden and decking area, laminate flooring, and ample space to be utilised as a bar, office, family room, or gym.



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TENURE:

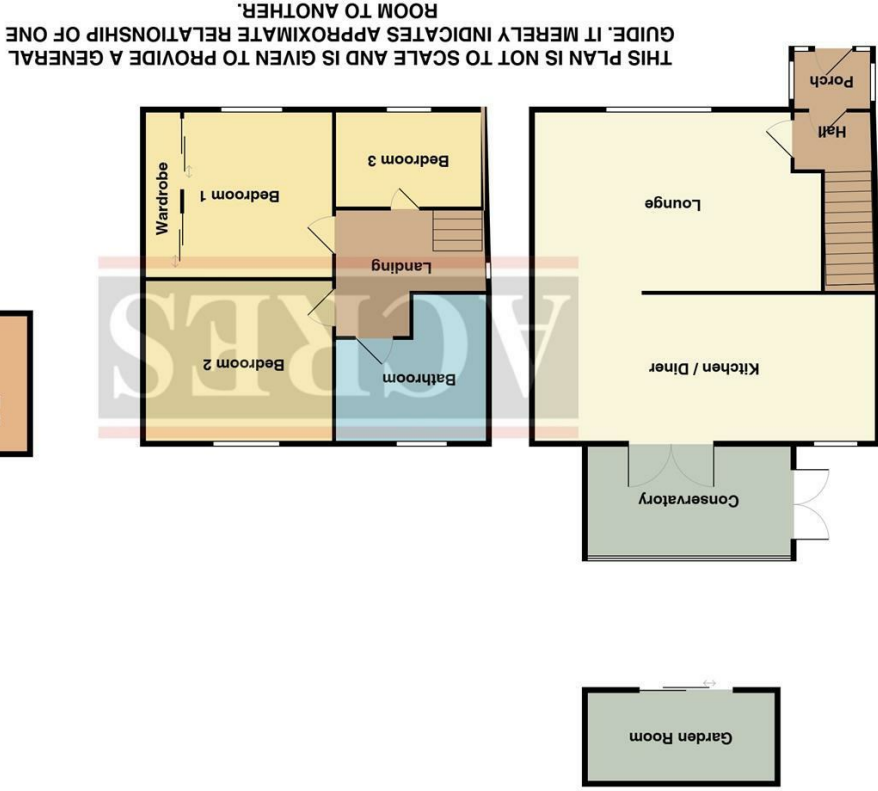
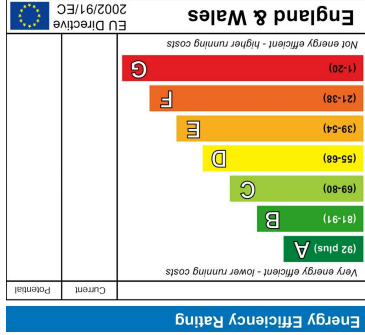
We have been informed by the vendor that the property is Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX :

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VIEWING:

Highly recommended via Acres on 0121 321 2101



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.

