

ACRES

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- Three good bedrooms
- Well appointed white bathroom
- Attractive spacious lounge
- Substantial extended dining/garden room
- Comprehensively fitted breakfast kitchen with appliances
- Guest Wc/shower room
- Generous rear garden
- Much improved and well presented
- Set in a central, convenient location



ST. MICHAELS ROAD, BOLDMERE, B73 5SY - OFFERS OVER £370,000

This delightful, well presented, and much improved freehold semi-detached family home, is set in a central, convenient location close to the well regarded and ever popular Boldmere high-street, where you will find a host of facilities including restaurants, cafes and shops. Sutton Park with all its natural beauty is set in only a few hundred metres radius as is well regarded schooling. Excellent public transport facilities are available including access to the cross-city rail line, furthermore the property is enhanced by the provision of gas central heating and Pvc double glazing (both where specified). Attractively decorated, well presented and extended to fully appreciate the property on offer together with its host of improvements an internal inspection is highly recommended. Briefly comprising reception hall opening to attractive spacious lounge, rear optional dining room/garden room having bi fold doors, guest cloak room/Wc, fitted breakfast kitchen having integrated appliances, three bedrooms, white bathroom together with a generous rear garden. Council tax band C

Set back from the roadway behind a twin car block paved driveway, access is gained to the property via:

CANOPY PORCH: Composite door with double glazed insets opens to:

RECEPTION HALL: Pvc double glazed obscure window to front, double radiator, wood laminate flooring, under stairs storage cupboard

SPACIOUS LOUNGE: 18'0 max 14'06" min 11'10" max 8'04" min Pvc double glazed window to front, slate style hearth set into fire recess, double radiator, bi fold doors through

DINING ROOM/OPTIONAL GARDEN ROOM: 16'02" x 9'07" wide double glazed bi fold doors to rear, vaulted ceiling having two double glazed inset windows, double radiator, wood laminate flooring

GUEST CLOAKROOM/Wc/SHOWER ROOM: Pvc double glazed obscure window to front, white low flushing Wc, wash hand basin with base unit beneath, separate enclosed shower cubicle, chrome ladder style radiator

FITTED BREAKFAST KITCHEN: 14'06" x 8'0 Pvc double glazed window to side, one and half bowl sink unit having base unit beneath in a high gloss cream finish, with further matching units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, fitted stainless steel oven having matching gas hob above in turn with splash back and extractor canopy, fitted microwave, complimentary rolled edge work surfaces with upstands and matching three space breakfast bar

STAIRS TO LANDING: Two Pvc double glazed windows to front

BEDROOM ONE: 10'10" max 9'10" min 8'10" Pvc double glazed window to rear, two double built in wardrobes, radiator

BEDROOM TWO: 11'09" x 7'10" Pvc double glazed window to rear, radiator

BEDROOM THREE: 8'10" x 8'06" Pvc double glazed window to front, radiator

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching well-appointed white suite comprising bath having shower over, side splash screen and tiled splash backs, wall hung wash hand basin with base unit beneath, low flushing Wc, chrome ladder style radiator, tiled floor

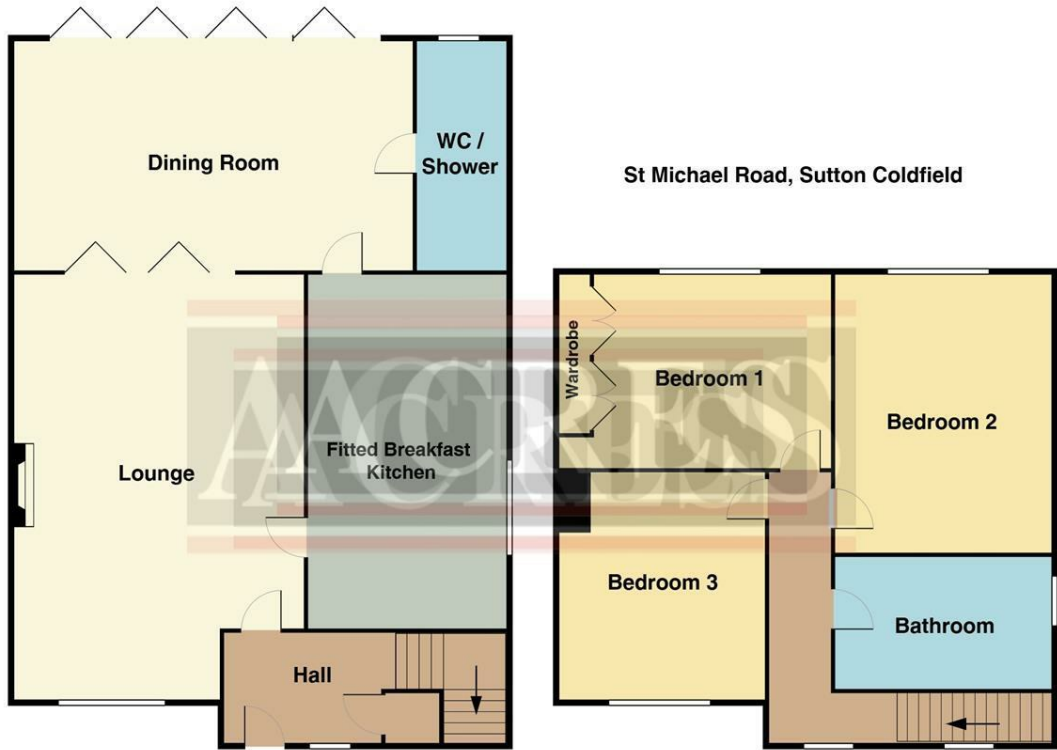
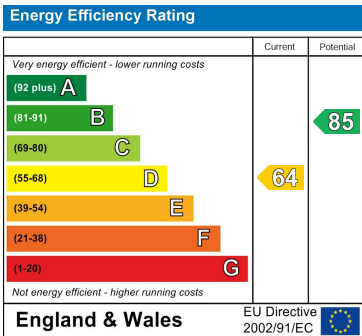
OUTSIDE: Paved patio area to a lawned rear garden having timber fencing, shrubs, bushes together with shed



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 : C

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.