

ACRES

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- Prime Wylde Green location, close to train station, shops and local amenities
- Welcoming porch
- Spacious open-plan lounge/dining room
- Modern kitchen
- Two generously sized bedrooms
- Well-presented bathroom
- Good-sized rear garden
- Ideal for first time buyers, investors or those seeking a convenient, well located home.



LIME GROVE, SUTTON COLDFIELD, B73 5JN - £250,000

Perfectly positioned in the heart of Wylde Green, this charming home offers the ideal balance of convenience and comfort. Situated just a short distance from Wylde Green Train Station, local shops, cafés, and everyday amenities, it provides excellent access for commuting while being close to the vibrant offerings of the local high street. With well proportioned rooms, modern conveniences, and a beautifully maintained rear garden, this property presents an exceptional opportunity for families, first time buyers, and downsizers seeking a well located and beautifully presented home.

PORCH: Accessed via a paved path and stone chipped fore garden, featuring a PVC double glazed door to the front and tiled flooring.

OPENPLAN LOUNGE/ DINING ROOM: 24'03" x 11'02" max 10'01" min A superb dual aspect space with a PVC double glazed box bay window to the front and further PVC double glazed window to the rear. Features a decorative fireplace surround, two radiators, and generous space for both freestanding lounge and dining furniture.

INNER HALL: With useful understairs storage cupboard and stairs leading to the first floor.

KITCHEN: 11'06" x 6'06" Fitted with matching base and wall units, stainless steel sink and drainer set into roll-top surfaces, integrated oven, hob and extractor hood. Includes space for a freestanding washing machine and fridge freezer, radiator, laminate flooring, PVC double glazed window to the side and obscure PVC double glazed door to the side.

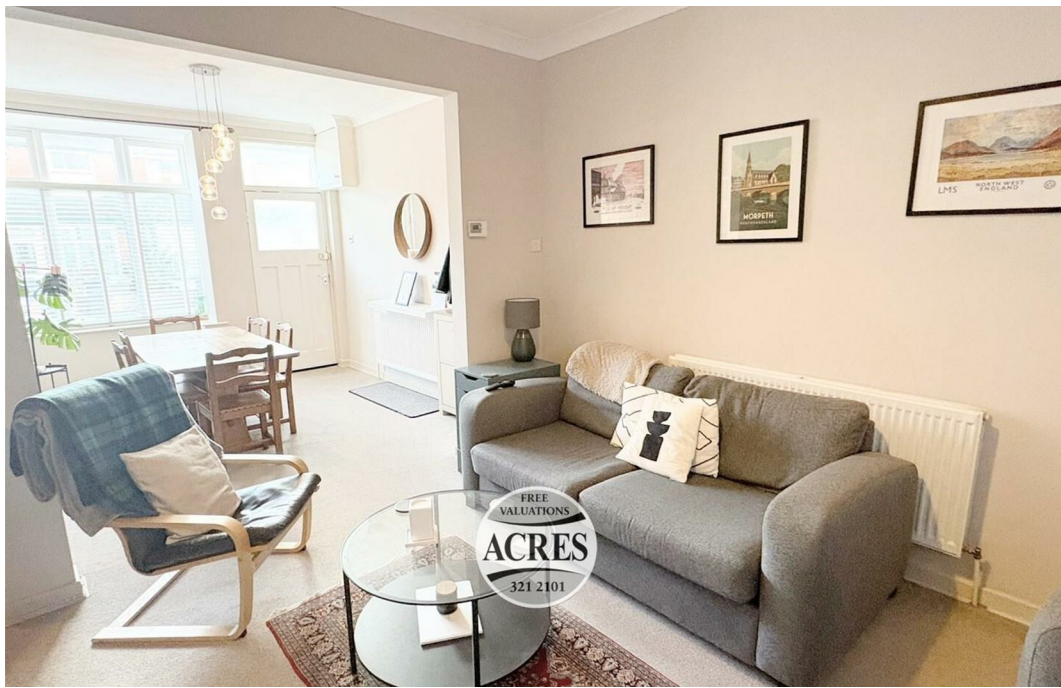
LANDING: With obscure PVC double glazed window to the side and loft access point.

BEDROOM ONE: 11'00" x 11'02" max 10'00" min PVC double glazed window to the front, radiator, and ample space for freestanding bedroom furniture.

BEDROOM TWO: 12'11" x 8'02" max 7'00" min PVC double glazed window to the rear, radiator and space for freestanding furniture.

BATHROOM: A well appointed white suite including an enclosed shower, panelled bath, low-level WC and hand wash basin. Finished with half tiled surrounds, tiled flooring, radiator, and obscure PVC double glazed window to the rear.

GARDEN: Offering a paved patio area ideal for outdoor seating, leading to a lawned garden with raised beds and fenced boundaries providing privacy.

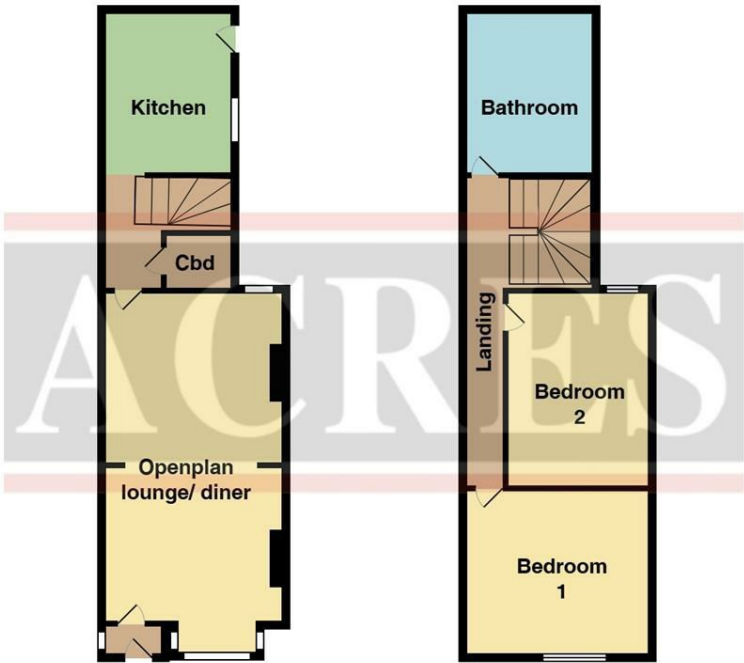


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

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		



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.