

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk

@ www.acres.co.uk



- Two double bedrooms
- Well appointed white bathroom to first floor
- Attractive front lounge with feature fire place
- Rear dining/ day room
- Fitted kitchen having Belfast sink
- Generous rear garden with patio and decking



SHEFFIELD ROAD, SUTTON COLDFIELD, B73 5HD - PRICE GUIDE £300,000

The delightful, attractive, imposing, Freehold, semi-detached property, is set at a prime location close to excellent public transport links, including the cross-city rail line. Boldmere and Wylde Green shopping centers with their host of restaurants, cafes, and further facilities are set just a few hundred meters away.

Additionally, schooling for all ages can be found within the area. Complemented by gas central heating and having PVC double glazing (both where specified) this delightful home has undergone a host of improvements and renovation, whilst still retaining great charm, style, and character. An ideal first purchase or perhaps downsize to fully appreciate the property on offer, its true proportions, and many features we highly recommend an internal inspection.

Briefly comprising: enclosed porch with a Minton tiled floor, welcoming reception hall, attractive lounge to fore, having feature fireplace, rear dining room, fitted breakfast kitchen with Belfast sink and solid woodwork surfaces. To the first floor there are two generous bedrooms, together with a well-appointed white bathroom. Externally there is a deep rear garden with feature decking and a patio area. Furthermore, there is off-road parking set to the front.

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

ENCLOSED PORCH: Minton tiled floor, part-obscure leaded light-glazed timber-stained door to

WELCOMING RECEPTION HALL: Radiator, wood laminate flooring.

ATTRACTIVE LOUNGE: 14'1" max x 11'10" min / 12'1" max 11'2" min. PVC double-glazed bay window to front, double radiator, open fire grate, having hearth and mantel, together with side decorative tiled relief, double radiator, wood laminate flooring.

DINING/ DAY ROOM: 12" max x 11'1" min x 12". PVC double-glazed double French doors to rear, marble hearth having open fire grate with mantle above, radiator, laminate flooring. Storage / cloaks cupboard.

FITTED KITCHEN: 10'7" x 6'10". PVC double-glazed window to side and PVC double-glazed double French doors to rear. Belfast sink fitted to solid woodwork surfaces. There are a range of fitted units to both base and wall level, including drawers, stainless steel oven having hob above with stainless steel extractor canopy over, recesses for fridge freezer, and washing machine, tiled floor.

STAIRS TO LANDING: Feature exposed wooden floor, radiator.

BEDROOM 1 : 13'3" max x 12'6" min x 12": PVC double-glazed window to front, three double-fitted wardrobes to full width, radiator, exposed wooden floor.

BEDROOM 2: 12" x 9'2" max x 8'6" min. PVC double-glazed window to rear, radiator, period-style fireplace with hearth and recess.

BATHROOM: The large bathroom offers PVC double-glazed window to rear, matching white suite, comprising bath, vanity wash hand base with units beneath, low-flushing WC, chrome ladder-style radiator, enclosed separate shower cubicle with glazed splash screens and tiled splash backs.

OUTSIDE: Timber decking, paved patio area to a deep, generous lawned rear garden, having shaped borders, mature shrubs and bushes, timber shed.

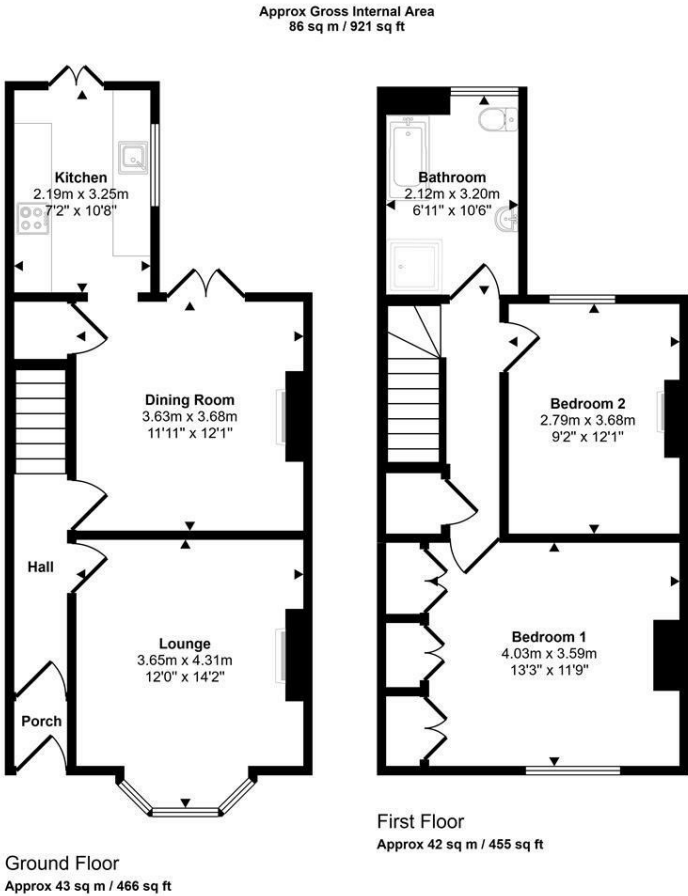


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : 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 floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.