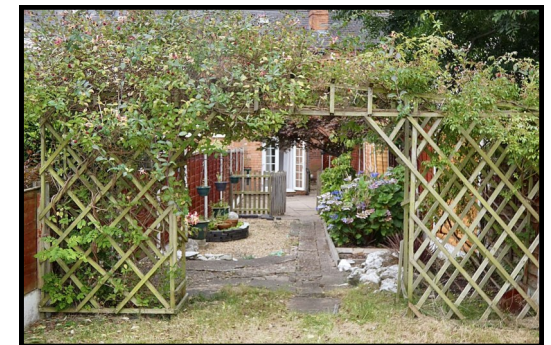


ACRES

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



- * This is a beautiful period style property
- * Ideally placed close to many local amenities
- * Entrance Hall
- * Delightful Dining Room
- * Elegant Living Room
- * Comprehensively fitted Kitchen with range style cooker and Breakfast area.
- * Two Double Bedrooms
- * Staircase to loft area
- * Fore Garden offering Parking Space
- * Very long rear garden with patios and lawn
- * NO UPWARD CHAIN



185 Chester Road, Sutton Coldfield, B73 5BB — Offers Around £280,000

Nestled on Chester Road in Sutton Coldfield, this delightful freehold and terraced house boasts a period style that exudes character and charm. As you step inside, you are greeted by beautiful interiors that are sure to captivate your heart. The interiors very briefly offer an entrance hall, dining room with bay window, wonderful living room with feature fire place and a comprehensively fitted kitchen with a range of drawer base and eye level units including a range styled cooker and breakfast area to far rear with doors out to garden. To the first floor are two excellent double bedrooms (bedroom one to include the wardrobes and space saver staircase from bedroom two up to a loft area with roof window, decorated and heated (we cannot call this a bedroom as there are no building regulations in place. Outside is a brick blocked fore garden and to the rear is an incredibly long garden with patio areas lawn and an abundance of flowering and verdant trees and shrubs. Whether you are looking for a cosy home with character or a charming space to entertain guests, this terraced house on Chester Road offers the perfect blend of comfort and style. Don't miss the opportunity to make this wonderful property your own! Council tax band B and EPC rating E.

Access is via a brick blocked fore garden leading to a double glazed reception door into:

HALLWAY Having grey toned flooring, radiator, door into lounge and

DINING ROOM 12'3" max bay 10'3" min x 10'1" max 9'1" min into chimney breast Having a double glazed bay window to front, radiator, grey toned flooring, period style fire surround with open grate, fitted display shelves to recess, coving and medallion to ceiling

LOUNGE 11'3" min x 13'6" max 12'3" min Having an under stairs storage cupboard, double glazed window to rear, radiator, grey toned flooring, feature fire place with wrought iron fire surround, decorative cheeks, door to staircase, grey toned flooring, coving and medallion to ceiling

KITCHEN 20'2" x 6'10" MAX 6'8" A stylish kitchen with drawer, base and eye level cupboards, range style cooker with extractor hood over, Belfast style sink, space and plumbing for washing machine, space for dishwasher, timber effect work surfaces, tiled splashback, double glazed window to side, radiator, spotlights to ceiling, breakfast area to rear, exposed timber beam, double glazed double doors, radiator, tiled floor throughout

FIRST FLOOR LANDING Having storage units to one side and doors into:

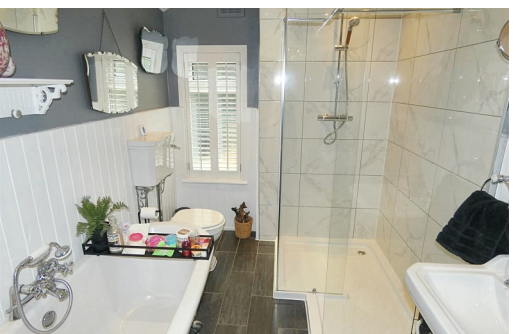
BEDROOM ONE 13'7" x 12'4" x 10'3" Having two double glazed windows to front, radiator, wardrobes to rear and side

BEDROOM TWO 11'2" x 10'7" max 9'4" min A second double bedroom with double glazed window to rear, coving to ceiling, radiator, space saver staircase up to:

LOFT AREA An excellent space that has glazed rear roof lights, spotlights to ceiling, radiator, decorated and carpeted

LUXURY BATHROOM Period style claw footed roll edge bath, pedestal wash hand basin, close coupled WC, large wet and dry shower cubicle with overhead shower and rinser, cupboard housing wall mounted gas central heating boiler, panelling to part walls, tiled floor, double glazed patterned window, spotlights to ceiling, chrome ladder style radiator/towel rail

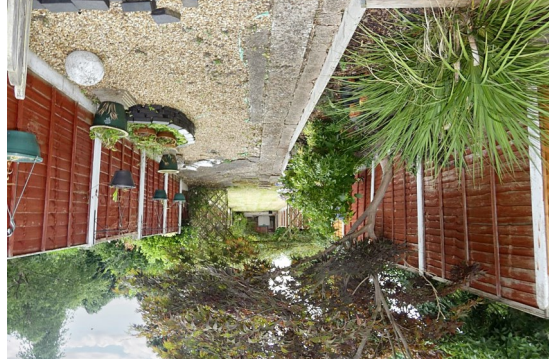
REAR GARDEN An incredibly long garden with patio area to fore and rear, lawn with flowering and verdant trees and shrubs throughout



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



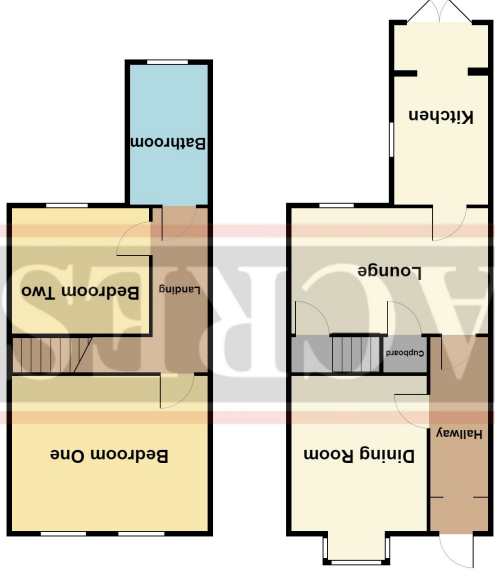
TENURE:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

As per sales particulars.
Recommended via Acres on 0121 321 2101.
Please note the vendor is related to a member of Acres Staff.

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

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.