

ACRES

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www.acres.co.uk



- No Upward Chain
- Walking Distance to Sutton Coldfield Town Centre
- Close to Sutton Coldfield Train Station
- Three Well Proportioned Bedrooms
- Two Characterful Reception Rooms
- Well Appointed Fitted Kitchen
- Private Rear Garden
- Driveway
- Internal viewing is recommended



COLESHILL ROAD, SUTTON COLDFIELD, B75 7AA - OFFERS AROUND £360,000

Situated in a highly sought after residential location in Sutton Coldfield, this beautifully presented traditional three bedroom family home enjoys an enviable position within easy walking distance of Sutton Coldfield Town Centre and the train station, providing excellent commuter links into Birmingham and beyond. The property is also perfectly placed for a range of highly regarded schools, everyday amenities, independent shops, supermarkets, cafés, restaurants and nearby parks, making it an ideal choice for families and professionals alike. Offered for sale with the significant benefit of no upward chain, this charming home has been thoughtfully maintained and offers spacious, characterful accommodation throughout. Combining period features with modern conveniences, the property boasts generous reception rooms, a well appointed fitted kitchen, three well proportioned bedrooms and an attractive rear garden, creating a home that is ready for its next owners to move straight into and enjoy.

The property is approached via a block paved driveway providing off road parking for two vehicles. A block paved pathway leads to the side entrance door, whilst fenced boundaries with a secure timber gate provide convenient side access.

HALL: A welcoming entrance hall accessed via a wooden entrance door, featuring attractive wood effect flooring, a staircase rising to the first floor accommodation and doors leading to the principal ground floor rooms.

LOUNGE: 13'08" max (12'06" min) x 13'08" max (11'05" min) A superbly presented living room enjoying a PVC double glazed box bay window to the front elevation, allowing plenty of natural light to flood the space. A charming log burner style fire sits upon a tiled hearth with an attractive decorative surround, creating a warm focal point to the room. Finished with laminate flooring, a radiator and ample space for a range of lounge furniture.

DINING ROOM: 13'07" max (10'02" min) x 11'10" max (10'08" min) A spacious and versatile second reception room featuring dual aspect PVC double glazed windows to the side and corner, providing excellent natural light. A feature open fireplace with wooden surround creates character and charm, complemented by wood effect flooring and a stylish column radiator. There is ample room for a large family dining table and chairs, whilst a useful built in storage cupboard adds practicality.

KITCHEN: 15'04" x 8'10" A well equipped fitted kitchen offering a range of matching base units, wall cupboards and drawers complemented by solid wooden work surfaces. Incorporating a double belfast style sink, integrated oven, four ring gas hob with extractor canopy above, integrated washing machine and dishwasher, together with space for both a tumble dryer and American style fridge freezer. A PVC double glazed window overlooks the side aspect, whilst wood effect flooring and a radiator complete the room. An open archway leads into the inner hall, where a traditional wooden stable style door provides access to the rear garden, with an additional door leading to the guest WC.

GUEST WC: Fitted with a low flushing WC and hand wash basin with tiled splashback.

FIRST FLOOR LANDING: Providing access to the loft space with pull down ladders and doors leading to all first floor accommodation.

BEDROOM ONE: 13'08" max (12'06" min) x 11'05" A generous principal bedroom positioned to the front of the property with a PVC double glazed window, radiator, useful built in storage cupboard and ample space for wardrobes and additional bedroom furnishings.

BEDROOM TWO: 10'08" x 10'06" A well proportioned double bedroom enjoying a PVC double glazed window to the side elevation, radiator and plenty of space for freestanding bedroom furniture.

BEDROOM THREE: 9'01" x 8'00" A versatile third bedroom overlooking the rear garden via a PVC double glazed window. Complete with radiator, this room is ideal as a child's bedroom, nursery, dressing room or home office.

BATHROOM: A modern family bathroom fitted with a P shaped panelled bath with shower over and glazed screen, low flushing WC and hand wash basin. Complemented by tiled walls surrounding the bathroom, tiled flooring, a chrome ladder style heated towel radiator and an obscure PVC double glazed window to the side elevation.

REAR GARDEN: A delightful and private rear garden offering an excellent outdoor space for both relaxation and entertaining. Immediately outside the property is a paved patio seating area, ideal for outdoor dining during the warmer months, leading onto a well maintained lawn bordered by established bushes and secure fencing to all boundaries. Double gated side access provides additional practicality, whilst useful outbuilding for storage offers further convenience for garden equipment.



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 BAND : C **COUNCIL :**

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 | | | 72 |
| (55-68) D | | | |
| (39-54) E | | 46 | |
| (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.