

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk

- Modern detached home in a prime Sutton Coldfield location
- Sold with no onward chain
- Close to Sutton town centre, transport links and popular schools
- Block paved driveway
- Spacious lounge/diner
- Contemporary fitted kitchen
- Ground floor guest WC
- Two double bedrooms
- Stylish family bathroom



**DUKE STREET, SUTTON COLDFIELD, B72 1RJ - OFFERS AROUND £300,000**

Situated in a sought after location close to Sutton Coldfield town centre, excellent transport links, and popular local schools, this modern two bedroom detached home offers convenience, comfort and contemporary living. With the added advantage of being sold with no onward chain, it presents a fantastic opportunity for first time buyers, downsizers or investors looking for a well-positioned and ready to move into property. The home boasts a well designed layout featuring a welcoming hall, spacious lounge/diner with garden access, modern fitted kitchen, ground floor WC, two generous bedrooms with fitted wardrobes, and a contemporary family bathroom. Externally, it offers a block-paved driveway and a private, low maintenance rear garden, making this property ideal for those seeking a stylish home with practical living spaces throughout.

Accessed via a block paved driveway providing parking for one vehicle, with a brick wall to the front, lawed garden, and a paved pathway leading to the canopy porch.

**HALL:** Composite front entrance door with obscure central panel, radiator, laminate flooring, stairs to the first floor and doors leading to:

**LOUNGE / DINER:** 14'05 max (5.11 min) x 15'05 max (8.03 min) PVC double glazed French doors to rear, PVC double glazed window to rear, two radiators, door to storage cupboard, laminate flooring and open to:

**KITCHEN:** 8'05 x 8'02 Two PVC double glazed windows to front, stone effect one-and-a-half bowl sink and drainer set in dark wood effect worktops, matching base and wall units with drawers, integrated fridge/freezer, integrated dishwasher, space for washing machine, five-ring stainless steel gas hob with extractor hood over and electric oven, tiled splashbacks and tiled flooring.

**WC:** Obscure PVC double-glazed window to front, contemporary white suite comprising low flushing WC and hand wash basin with tiled splashback, radiator and tiled flooring.

**LANDING:** Loft access point and doors leading to:

**BEDROOM ONE:** 15'05 max (12'00 min) x 9'03 Three PVC double glazed windows to front, radiator, door to over-stairs storage cupboard, fitted wardrobes and laminate flooring.

**BEDROOM TWO:** 11'08 (to wardrobes) x 8'02 Two PVC double-glazed windows to rear, radiator, double fitted wardrobe with sliding doors and laminate flooring.

**BATHROOM:** Contemporary white suite featuring a panelled bath with shower over, low flushing WC, hand wash basin set in floating vanity unit, obscure PVC double glazed window to rear, chrome effect ladder style radiator, tiled surround and tiled flooring.

**REAR GARDEN:** A low maintenance garden with a paved patio area, lawned section, timber shed to rear, fencing to all boundaries and side gate for access.



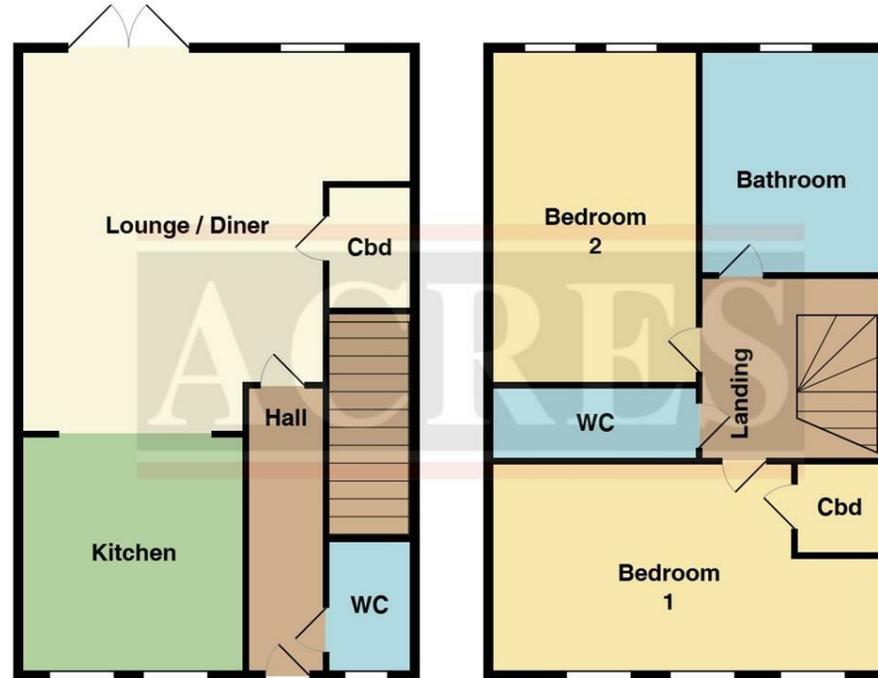
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** D    **COUNCIL:** Birmingham

**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		
	77	82

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.