



- Well presented
- Spacious lounge / dining room
- Conservatory with underfloor heating
- Fitted kitchen
- Three bedrooms
- Contemporary shower room
- Stone chipped driveway
- Shaped lawned rear garden
- Rear access to garage / storage unit
- Ideal for families or first time buyers



**ELIZABETH ROAD, SUTTON COLDFIELD, B73 5AP - OFFERS AROUND £300,000**

This well presented three bedroom family home offers spacious and versatile accommodation, ideal for modern day living. The property has been thoughtfully laid out, featuring a generous lounge/dining room, a bright conservatory, and a well equipped kitchen, making it perfectly suited for both everyday life and entertaining. Externally, the home is approached via a stone chipped driveway and enjoys a pleasant rear garden with access to a garage/storage unit. With a practical layout, attractive presentation throughout, and useful additional spaces including a leanto and understairs storage, this property represents an excellent opportunity for buyers seeking a comfortable and well proportioned home.

Accessed via a stone chipped driveway and pathway with well stocked borders to both sides for bushes and plants, leading to:

**PORCH:** PVC double glazed French doors to the front with PVC double glazed windows to the front and side.

**HALL:** Composite front entrance door with two obscure glazed panels, radiator, stairs rising to the first floor landing, doors leading to the accommodation, and wood flooring.

**LOUNGE/ DINING ROOM:** 25'02" x 9'08" A spacious through reception room featuring a PVC double glazed bay window to the front and aluminium patio doors opening into the conservatory, two radiators.

**CONSERVATORY:** 9'00" x 8'10" PVC double glazed French door to the side with PVC double glazed windows to the rear and side, tiled flooring, and underfloor heating.

**KITCHEN:** 12'04" max x 6'08" min PVC double glazed window to the rear and PVC double glazed half obscure panel door to the side. Fitted with a Belfast style sink set into wood effect worktops, matching base and wall units and drawers, integrated electric oven with four ring gas hob and extractor hood over, tiled splashbacks, space for an under counter fridge and freezer, and door to an understairs storage cupboard.

**LEANTO:** Doors to the front and rear providing through access, with space for a washing machine and additional storage.

**LANDING:** Obscure PVC double glazed window to the side, loft access point with pull down ladders, and doors leading to:

**BEDROOM ONE:** 13'00" x 9'09" PVC double glazed window to the rear, radiator, and space for bedroom furniture.

**BEDROOM TWO:** 12'02" into window x 9'08" PVC double glazed bay window to the front, radiator, and space for furniture.

**BEDROOM THREE:** 6'06" x 5'01" PVC double glazed window to the front and radiator.

**SHOWER ROOM:** Obscure PVC double glazed window to the rear. Contemporary suite comprising a walk in shower, low flushing WC, hand wash basin, tiled walls and flooring, and a chrome effect ladder style radiator.

**GARDEN:** Shaped lawned rear garden with borders to both sides for shrubs, bushes, and plants, rear access, and access to a rear garage / storage unit.



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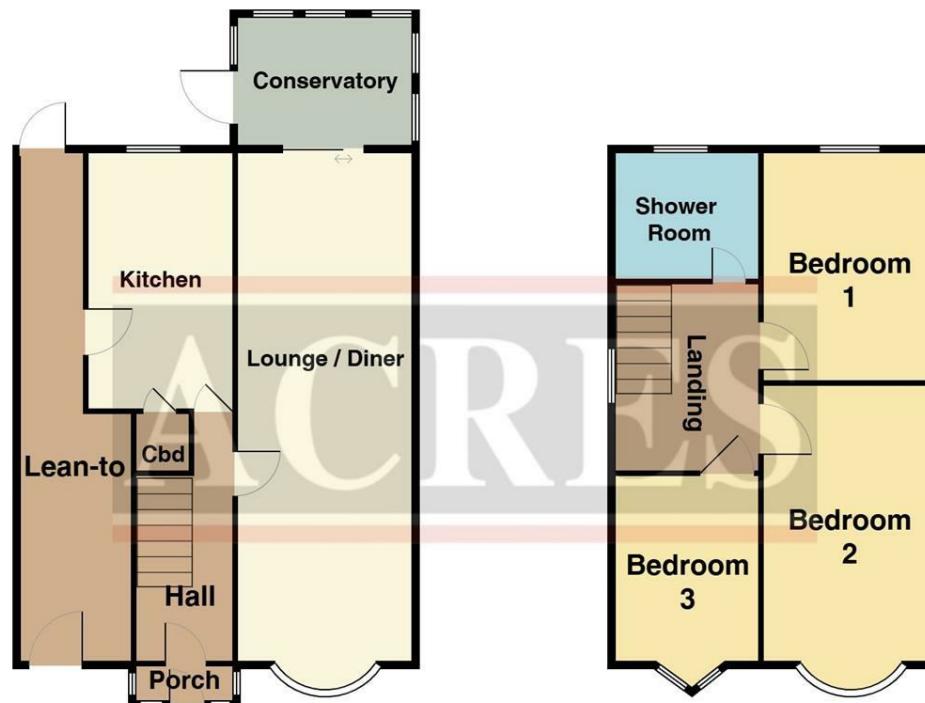
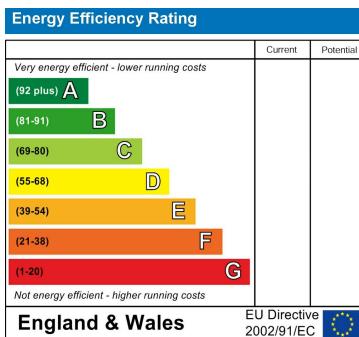


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C

COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.