

# ACRES

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

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www.acres.co.uk



- Three Bedrooms
- Well-appointed shower room
- Attractive front lounge
- Rear dining room
- Extending fitted breakfast kitchen with appliances
- Guest cloakroom/WC
- Mature rear garden
- Rear garden room/den
- Side garage overlooking an open green to front



**SUTTON OAK ROAD, SUTTON COLDFIELD, B73 6TQ - OFFERS AROUND £325,000**

This attractive freehold, well-presented and much improved extended semi-detached family home is set in a central, convenient location overlooking an open green to fore, and been set within only a few hundred metres radius of Sutton Park. Having local bus service available, as well as being set close to schooling for all ages, the property is complimented further by the provision of both gas central heating and double glazing (both where specified). An ideal family home the property briefly comprises: Enclosed porch, reception hall, attractive lounge, separate dining room, extended fitted kitchen, guest cloakroom/WC, three bedrooms, well-appointed shower room, side garage, rear garden with garden room/den, all of which to fully appreciate would highly recommend an internal inspection.

Set back from the road behind a block paved multi-vehicular driveway with PVC double glazed front door opens to

FULLY ENCLOSED PORCH: PVC double glazed window to front, part obscure glazed door to

RECEPTION HALL: Radiator, under-stairs storage cupboard

LOUNGE: 12' x 11' max x 10'2" min PVC double glazed bay window to front, double radiator

DINING ROOM: 14'4" max 12' min x 10'3" PVC double glazed bay window with central patio doors to rear, radiator with laminate flooring

FITTED KITCHEN: 12'5" x 9'1" PVC double glazed window to rear, one and a half bowl sink unit set into rolled edge work surface having tiled splashbacks with a range of white gloss fitted units to both base and wall level including drawers, integrated dishwasher and fridge, fitted stainless steel over having matching gas hob with extractor canopy over and splashback, radiator, tiled floor, space for small breakfast table

GUEST CLOAKROOM/WC: PVC double glazed obscure window to rear, white low flushing WC, wash hand basin, tiled floor, tiling to floor and walls

STAIRS TO LANDING: PVC double glazed obscure window to side

BEDROOM ONE: 14'6" max 9'7" min x 9'6" PVC double glazed bay window to rear, two double fitted wardrobes with storage cupboard over radiator

BEDROOM TWO: 14'4" max 11' min 9'6" max 8'9" min PVC double glazed bay window to front, radiator

BEDROOM THREE: 7'9" x 6'1" PVC double glazed window to front, radiator

SHOWER ROOM: PVC double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle with glazed splash screen, bowl wash hand basin set onto a wide timber top having twin double base units beneath, low flushing WC, ladder style radiator, tiled splashbacks

SIDE GARAGE: 14'9" x 7'6" fitted wall and base units (disclaimer for car as probably won't fit)

SIDE LOBBY: PVC windows to side, door to rear

OUTSIDE: Block paved patio area to an attractive lawned rear garden flanked by borders, having mature shrubs and bushes, timber fencing and shed

REAR GARDEN ROOM/DEN: 11'3" x 9'6" double glazed window and door to garden, internal light and power-point



**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:**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Sutton Oak Road, Sutton Coldfield

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.