

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Well presented mid terraced home
- No Chain
- Close to Boldmere High Street and local amenities
- Excellent transport links nearby
- Two well proportioned reception rooms
- Fitted kitchen with separate utility room
- Two good sized bedrooms
- Family bathroom
- Enclosed rear garden with potential for landscaping
- Internal Viewing is Recommended



SHEFFIELD ROAD, SUTTON COLDFIELD, B73 5HA - OFFERS AROUND £255,000

Situated in a convenient and popular location, this well presented two bedroom mid terraced property is ideally positioned close to a range of local amenities, transport links, well regarded schools and the popular Boldmere High Street, providing easy access to shops, restaurants, cafes and everyday facilities. Offered for sale with no chain, this attractive home provides well proportioned accommodation throughout and would make an ideal purchase for first time buyers, investors or those looking to downsize. The property is approached via an iron gate leading to a stone bricked walled frontage with a stone paved fore garden. Internally, the property offers two reception rooms, fitted kitchen, separate utility room, two bedrooms and bathroom, with an enclosed rear garden offering excellent potential for further landscaping and improvement.

PORCH: Accessed via PVC double glazed French doors to the front, with PVC double glazed windows to either side, doors leading off to the accommodation.

DINING ROOM: 12'9" max x 11'11" max 10'3" min x 11'0" min Having PVC double glazed box bay window to front with fitted blinds, radiator, wall mounted gas fire and space for dining room furniture.

LOUNGE: 12'3" x 11'11" max 10'9" min Having PVC double glazed window to rear, radiator, two doors to storage cupboards, stairs rising to the first floor landing and further door leading into the kitchen.

KITCHEN: 13'10" x 6'8" Having two PVC double glazed windows to side, stainless steel sink and drainer set into wooden work surfaces with matching base units, wall units and drawers, space for cooker and fridge/freezer, tiled splashback, radiator and tiled flooring.

UTILITY ROOM: 6'7" x 5'4" Having obscure PVC double glazed window to side, wooden work surface with matching base unit beneath, space and plumbing for washing machine, radiator and continued tiled flooring.

LANDING: Having loft access point with pull down ladders, radiator and doors leading to the bedrooms and bathroom.

BEDROOM ONE: 10'3" x 11'11" max 10'10" min Having PVC double glazed window to front, radiator, door to storage cupboard and space for bedroom furniture.

BEDROOM TWO: 12'1" x 8'9" max 7'9" min Having PVC double glazed window to rear, radiator and space for bedroom furniture.

BATHROOM: 13'00" x 6'8" Having obscure PVC double glazed window to rear, enclosed shower with tiled splashback, low flushing WC, hand wash basin, radiator, tiled flooring and door to airing cupboard.

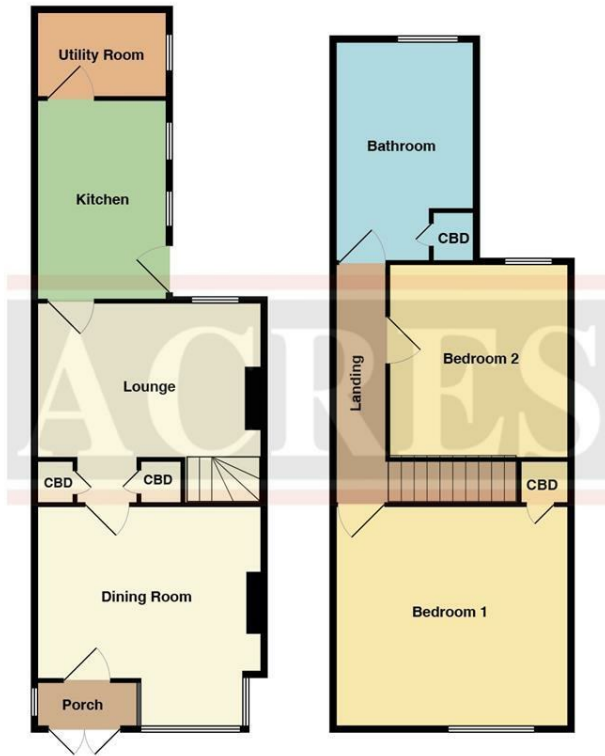
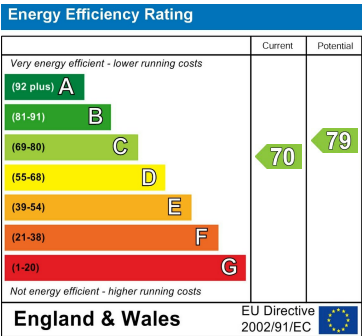
GARDEN: Having an enclosed rear garden with shrubs and bushes to borders, together with potential for further landscaping and improvement.



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: B 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.