

ACRES

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

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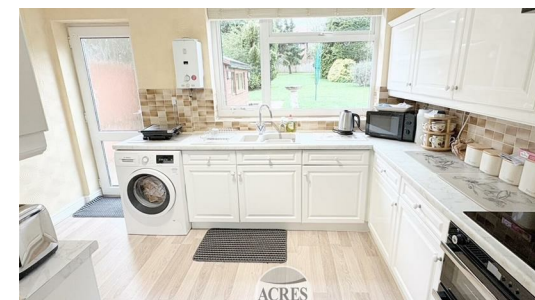
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www.acres.co.uk



- Well positioned home on a sought after residential road
- Close to reputable schools, local shops and everyday amenities
- Convenient access to public transport links
- Block paved driveway
- Two reception rooms
- Spacious breakfast kitchen
- Three well proportioned bedrooms
- Loft room offering additional flexible space
- Large rear garden
- Internal viewings is recommended



EAST VIEW ROAD, SUTTON COLDFIELD, B72 1JA - OFFERS OVER £500,000

Situated on East View Road, this property occupies a well regarded residential position conveniently located close to a range of local amenities, well regarded schools and excellent transport links. The area provides easy access to nearby shops, everyday conveniences and commuter routes, making it ideal for families and professionals alike seeking both practicality and lifestyle convenience. The property itself offers generous and versatile accommodation, including multiple reception areas, a spacious breakfast kitchen and a useful loft room, providing excellent potential for further improvement or reconfiguration (subject to any necessary consents). With off road parking for multiple vehicles and a substantial rear garden offering scope for landscaping or extension, this home presents an exciting opportunity for buyers looking to create a long term family residence.

Access is gained via a block paved driveway providing off road parking for multiple vehicles, alongside a raised lawned fore garden, leading to:

ENCLOSED PORCH: PVC double glazed door to front, PVC double glazed window to side and tiled flooring.

RECEPTION HALL: Obscure PVC double glazed French doors, radiator, door to storage cupboard, stairs rising to first floor landing and doors leading to:

LOUNGE: 14'02" x 11'02" PVC double glazed window to front, radiator, gas flame effect fire set on a marble hearth with inset and surround, open access to:

DINING ROOM: 11'07" x 11'01" PVC double glazed French doors to rear with PVC double glazed windows to either side, radiator.

BREAKFAST KITCHEN: 17'03" max x 12'06" max (9'11" min) PVC double glazed window to rear, PVC double glazed part obscure door to rear, one and a half bowl sink set into roll top work surfaces with matching base and wall units and drawers, integrated oven and grill, four ring induction hob with extractor hood over, space for washing machine and fridge freezer, space for breakfast table, tiled splashbacks, radiator and door to storage cupboard.

GUEST WC: Obscure PVC double glazed window to side, low flushing WC, hand wash basin and radiator.

FIRST FLOOR LANDING: Return staircase, obscure PVC double glazed window to side and doors leading to:

BEDROOM ONE: 14'02" x 9'01" PVC double glazed bow window to front with additional glazing, radiator and built in double wardrobes.

BEDROOM TWO: 11'08" x 11'02" PVC double glazed window to rear, radiator and fitted wardrobes.

BEDROOM THREE: 13'08" x 10'10" PVC double glazed window to front, obscure PVC double glazed window to side and radiator.

FAMILY BATHROOM: Obscure PVC double glazed window to rear, enclosed shower, panelled bath, hand wash basin set in vanity unit, tiled surround, tiled flooring and radiator.

SEPARATE WC: Obscure PVC double glazed window to rear, low flushing WC, radiator, tiled surround and tiled flooring.

LOFT ROOM: 14'08" x 10'02" Skylight to rear, built in cupboards and worktops with hand wash basin.

REAR GARDEN: Paved patio area suitable for seating and entertaining, steps leading up to a large, long lawned garden with shrubs and trees to either side and a timber shed. The garden offers excellent potential for further landscaping, creating a private and versatile outdoor space.



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 : E **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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.