

ACRES

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- Victorian style end terraced home
- Offered for sale with no upward chain
- Walking distance of Sutton Coldfield Town Centre
- Two characterful reception rooms with original fireplaces
- Original Minton style flooring to entrance hallway
- Impressive extended kitchen/dining/family room
- Three good sized bedrooms
- Contemporary family bathroom
- Excellent access to schools, local amenities and transport links
- Internal Viewing is Highly Recommended



ELMS ROAD, SUTTON COLDFIELD, B72 1JF - OFFERS AROUND £400,000

Situated in a convenient and popular position, this attractive Victorian style three bedroom end terraced home is ideally placed within walking distance of Sutton Coldfield Town Centre, providing easy access to a wide range of shops, restaurants, cafés, leisure facilities and everyday amenities. The property is also well positioned for access to a selection of well regarded local schools, nearby bus services and excellent transport links, making it an appealing home for families and professionals alike. Being offered with no upward chain, this property provides an excellent opportunity for a purchaser looking for a characterful home in a highly convenient location. The property retains a number of attractive original features which complement its character and Victorian style architecture, whilst also benefiting from a substantial extended kitchen, dining and family room to the rear. The accommodation provides a welcoming entrance hallway, two well proportioned reception rooms, a superb open plan style kitchen/dining/family space, three bedrooms and a contemporary family bathroom. Outside, there is a generous rear garden offering a combination of paved seating areas and lawn, together with mature planting providing a good degree of privacy. Viewing is highly recommended to appreciate the accommodation, character and position this property has to offer. Accessed via a paved driveway with attractive hedges positioned to either side, leading to the front entrance door.

RECEPTION HALLWAY: The reception hallway is entered via a composite front entrance door and benefits from attractive original Minton style flooring, adding character and charm in keeping with the Victorian style property. There is a secondary original wooden door, radiator, continued Minton style flooring and staircase rising to the first floor landing. There is also a private door providing access to the property.

LOUNGE: 13'9" max x 11'10" min x 11'11" max x 11'1" min A well proportioned reception room featuring a PVC double glazed box bay window overlooking the front elevation, allowing plenty of natural light into the room. The lounge retains an attractive original feature fireplace with tiled hearth, decorative insert and wooden surround, together with a radiator and ample space for a range of lounge furniture.

DINING ROOM: 12'5" x 12'1" max x 11'3" min A spacious second reception room featuring PVC double glazed French doors opening onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. The room benefits from oak wooden flooring, radiator and an attractive original fireplace with tiled hearth and wooden surround, providing another appealing character feature.

EXTENDED KITCHEN/DINING/FAMILY ROOM: 31'0" x 8'8" A superb extended living space providing an excellent modern kitchen together with dedicated dining and family areas. The kitchen benefits from three PVC double glazed windows to the side elevation and double glazed bi-folding doors opening onto the rear garden. A double glazed skylight to the rear family area further enhances the room with natural light. The kitchen is fitted with a porcelain sink and drainer set into marble effect work surfaces, together with a range of drawers and storage units. There is space for a Range Master style cooker with extractor hood over, space for an American style fridge freezer and an integrated dishwasher. Wood effect laminate flooring continues throughout the room, with ample space for a dining table and chairs as well as a separate family seating area, making this an excellent versatile space for both everyday family life and entertaining.

FIRST FLOOR LANDING: Stairs rise to the first floor landing, with loft access point, door to useful storage cupboard and further doors providing access to the bedrooms and bathroom.

BEDROOM ONE: 15'7" max x 14'9" min x 11'10" A generous principal bedroom with two PVC double glazed windows overlooking the front elevation, radiator and ample space for a range of bedroom furniture.

BEDROOM TWO: 12'5" x 8'8" A further well proportioned double bedroom with two PVC double glazed windows overlooking the rear elevation, radiator and space for bedroom furniture.

BEDROOM THREE: 11'1" x 8'9" max x 7'9" min A good sized third bedroom featuring a PVC double glazed window overlooking the rear elevation, radiator and space for bedroom furniture. This room would also provide flexibility for use as a home office, nursery or dressing room if required.

BATHROOM: The bathroom benefits from an obscure PVC double glazed window to the side elevation and is fitted with a contemporary suite comprising a panelled bath with shower over and glazed side screen, low flushing WC and hand wash basin set into a vanity unit. There is a tiled surround, tiled flooring and chrome effect ladder style radiator.

REAR GARDEN: The property benefits from a generous and established rear garden providing a good combination of paved seating areas, lawn and mature planting. Immediately adjoining the property is a paved patio area, providing an excellent space for outdoor seating and entertaining, with side gate access leading back to the front of the property. Beyond the patio are two lawned areas, with mature bushes positioned to either side providing a good degree of privacy. A paved pathway continues alongside the lawned areas towards the rear of the garden, where there are further mature trees and established bushes to the side and rear, together with the second lawned area. The garden offers a pleasant and private outdoor space suitable for families and entertaining.



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

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		
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.