

# ACRES

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www.acres.co.uk

- Well presented family home
- Popular residential location in Erdington
- Close to local amenities, shops and supermarkets
- Within catchment of well regarded schools
- Spacious lounge
- Open plan kitchen/dining room
- Three Bedrooms
- Family bathroom
- Generous and private rear garden
- Ideal for first-time buyers, families or investors



***STREETLY ROAD, ERDINGTON, B23 5JP - £267,000***

Situated in a popular residential location within Erdington, this well presented three bedroom family home enjoys convenient access to a wide range of local amenities, shops, supermarkets and excellent transport links. The property is also ideally positioned for a selection of well regarded schools, making it an excellent choice for families and first time buyers alike. Offering spacious accommodation throughout, the property benefits from a welcoming lounge, an impressive open plan kitchen/dining room, three bedrooms, a family bathroom and a generous rear garden ideal for outdoor entertaining and family enjoyment.

**ENTRANCE PORCH:** Access is gained via a block-paved fore garden with pathway and fencing leading to the entrance porch, having a PVC double glazed door to the front, PVC double glazed windows to the front and side elevations, and tiled flooring.

**RECEPTION HALL:** A further PVC door opens into the reception hall, having radiator, tiled flooring, staircase rising to the first floor accommodation and doors leading off to the principal ground floor rooms.

**LOUNGE:** 12'00" x 11'11" A welcoming reception room featuring a PVC double glazed bay window to the front elevation, radiator and ample space for a range of lounge furniture.

**OPEN PLAN KITCHEN/DINING ROOM - 21'01" Max x 13'11" Min / 12'04" Max x 10'08" Min** The heart of the home, this spacious open plan kitchen/dining room is fitted with a stainless steel sink and drainer set into roll top work surfaces with a range of matching base and wall mounted units. There is space for a washing machine and fridge/freezer, tiled splashbacks, tiled flooring and a useful storage cupboard. Two PVC double glazed windows overlook the rear garden whilst a part obscured PVC double glazed door provides direct access outside. The dining area offers ample space for a family dining table and entertaining guests.

**FIRST FLOOR LANDING:** Having a useful storage cupboard and doors leading to all bedrooms and the family bathroom.

**BEDROOM ONE:** 13'11" x 9'06" A generous double bedroom benefiting from two PVC double glazed windows to the rear elevation, radiator and ample space for bedroom furniture.

**BEDROOM TWO:** 12'00" x 9'07" A well proportioned bedroom having a PVC double glazed window to the front elevation, radiator and space for bedroom furnishings.

**BEDROOM THREE:** 11'04" Max x 9'02" Min / 7'04" Max x 4'04" Min A versatile third bedroom with PVC double glazed window to the front elevation, radiator and space for bedroom furniture, making an ideal child's room, nursery or home office.

**FAMILY BATHROOM:** Fitted with a panelled bath incorporating shower over and glazed shower screen, pedestal wash hand basin, low flushing WC, radiator, tiled flooring, complementary wall tiling and an obscure PVC double glazed window to the rear elevation.

**REAR GARDEN:** A particular feature of the property is the generous rear garden comprising a slab paved patio area ideal for seating and entertaining, leading to a substantial lawned garden with mature shrubs and bushes to both sides. Fencing to all boundaries provides a good degree of privacy and seclusion.

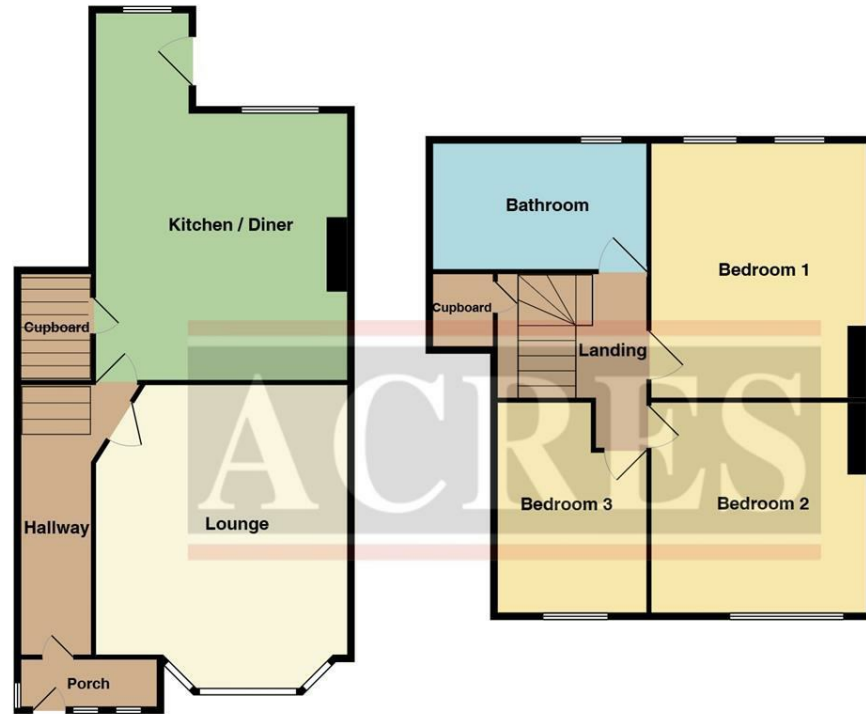


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** A                      **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>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</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	



**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.