

ACRES

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www.acres.co.uk

- Newly renovated detached corner plot family home
- Spacious open plan lounge/dining room
- Impressive additional family room / annex
- Newly fitted modern kitchen
- Ground floor shower room & first floor family bathroom
- Three Bedroom
- Double garage with a rear parking access
- Newly landscaped rear garden
- Move in ready property finished to a high standard throughout
- No Chain



BLEAK HILL ROAD, BIRMINGHAM, B23 7EH - OFFERS AROUND £430,000

Situated on a substantial corner plot in the heart of Erdington, this beautifully renovated family home offers an exceptional amount of living space both inside and out and is being sold with no chain. Finished to a high standard throughout, the property benefits from modern décor, newly fitted kitchen and bathrooms, landscaped gardens and versatile accommodation ideal for growing families or those seeking additional entertaining space. Positioned behind a newly paved pathway with lawned fore gardens to either side and mature bushes providing privacy, the home immediately impresses with its attractive kerb appeal and prominent corner position. Internally, the property boasts spacious and flexible accommodation including a stunning open plan south facing lounge/dining room, an impressive additional family room overlooking the rear garden, three well proportioned bedrooms and a double garage. The newly landscaped rear garden provides an excellent outdoor entertaining area with patio seating space, newly laid lawn and additional parking access to the rear. Conveniently located close to local amenities, schools, transport links and shopping facilities within Erdington, this turn key property is perfectly suited for modern family living.

PORCH: PVC door to front with obscure panel to centre, obscure panels to either side and above and laminate flooring.

HALLWAY: Part single glazed door with two obscure panels to either side, radiator, laminate flooring, stairs to landing and doors leading to:

LOUNGE/DINING ROOM: 25'04" x 12'11" Double glazed bay windows to side and front, double glazed door to rear garden, versatile space that can be used as two separate rooms or one large open plan entertaining area, two radiators and electric log burner fireplace set on marble hearth with inset and surround.

KITCHEN: 12'03" x 7'08" Newly fitted kitchen comprising double glazed window to rear, stainless steel sink set into wood effect work surfaces with matching base units and drawers, new oven and hob with extractor hood over, space for washing machine, space for freestanding fridge freezer and tiled flooring.

LEANTO: PVC door from the front leading through to extension area and door to downstairs shower room.

DOWNSTAIRS SHOWER ROOM: Walk in shower, low flushing WC, hand wash basin set in vanity unit, tiled surround, tiled flooring and chrome effect ladder style radiator.

INNER LOBBY: Obscure PVC double glazed window to side, laminate flooring, radiator and glass doors leading to:

FAMILY ROOM: 25'02" x 12'00" Five double glazed windows to side overlooking the rear garden, PVC door to garden, PVC door to double garage, two radiators and laminate flooring.

LANDING: Obscure double glazed window to side, loft access point and doors leading to:

BEDROOM ONE: 15'02" max 12'11" min x 12'11" Double glazed bay window to side, double glazed window to rear and radiator.

BEDROOM TWO: 12'11" x 11'11" Double glazed bay window to front and side aspect benefiting from the corner plot position and radiator.

BEDROOM THREE: 8'00" x 7'11" Double glazed window to front and radiator.

FAMILY BATHROOM: Obscure double glazed windows to rear and side, corner bath, enclosed shower cubicle, low flushing WC, hand wash basin set in vanity unit and radiator.

DOUBLE GARAGE: Double garage with up and over garage door offering excellent storage space and vehicle parking.


REAR GARDEN: Newly landscaped rear garden featuring patio seating area, paved stepping stone pathway leading to a rear stoned parking area with access to the double garage, newly laid lawn and mature bushes and trees to one side providing excellent privacy from its corner plot setting.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

