

# ACRES

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www.acres.co.uk

- Situated in a desirable location, close to schools, shops and transport links
- Spacious lounge/dining room
- Conservatory
- Fitted kitchen
- Guest WC
- Three well proportioned bedrooms
- Family shower room
- Private rear garden
- Driveway and Garage
- No Onward Chain



**PUGIN GARDENS, SUTTON COLDFIELD, B23 5YF - OFFERS AROUND £325,000**

This well presented family home is being sold with no onward chain and enjoys a prime location close to excellent local amenities. Residents benefit from convenient access to quality schools, nearby shops and supermarkets, and superb transport links including Sutton Coldfield and Wylde Green train stations. The area also offers an array of leisure facilities, parks, and well maintained green spaces, making it an ideal setting for families and professionals alike. The property itself offers spacious, versatile accommodation throughout, including a generous lounge/dining room, bright conservatory, fitted kitchen with additional multifunctional room, three well proportioned bedrooms and a family bathroom. Outside enjoys a private rear garden with patio areas and established greenery, plus a block paved driveway for multiple vehicles and an electric garage door providing further storage or conversion potential (subject to planning).

Accessed via a generous block paved driveway providing parking for multiple vehicles, the property enjoys attractive frontage with established shrubs and a low brick wall to the side.

PORCH: with obscure PVC double glazed French doors and side window leads into the home. Once inside.

HALLWAY: features a part obscure PVC double glazed door, radiator and staircase to the first floor landing, with doors leading to the following rooms.

GUEST WC: Obscure PVC double glazed window to front, low flushing WC, hand wash basin, radiator and half tiled surround.

LOUNGE/ DINING ROOM: 24'01" max 14'06" min x 9'07" A superb open plan space with PVC double glazed bay window to front and PVC double glazed patio doors opening to the conservatory. Features include two radiators and an electric coal effect fire set on a marble effect hearth and inset with wooden surround.

CONSERVATORY: 8'06" x 8'04" Offering additional living space with PVC double glazed French doors to the side, PVC double glazed windows to rear and side, plus an electric radiator.

KITCHEN: 9'00" x 8'09" Fitted with stainless steel one-and-a-half sink set into roll top work surfaces with matching wall and base units. Includes space for freestanding oven, slimline dishwasher and washing machine, with half tiled splashbacks. Door to understairs cupboard and open archway to:

ADDITIONAL STORAGE AREA / UTILITY / PLAY AREA / HOME Office: 12'06" x 6'05" A versatile extension to the kitchen with PVC double glazed door and window to rear.

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

BEDROOM ONE: 13'07" x 10'04" PVC double glazed window to rear, radiator and ample space for freestanding bedroom furniture.

BEDROOM TWO: 10'05" x 8'03" PVC double glazed window to front and radiator.

BEDROOM THREE: 9'00" x 7'05" PVC double glazed window to front and radiator.

FAMILY BATHROOM: Obscure PVC double glazed window to rear, enclosed corner shower, low flushing WC, hand wash basin set within vanity unit with tiled surround, and ladder style radiator.

REAR GARDEN; A private outdoor space offering a paved patio area leading onto a lawn with a path to a secondary patio. Well established shrubs and trees line the boundaries, providing excellent privacy.

GARAGE: With up and over electric door, offering storage or potential for conversion (subject to planning permission).



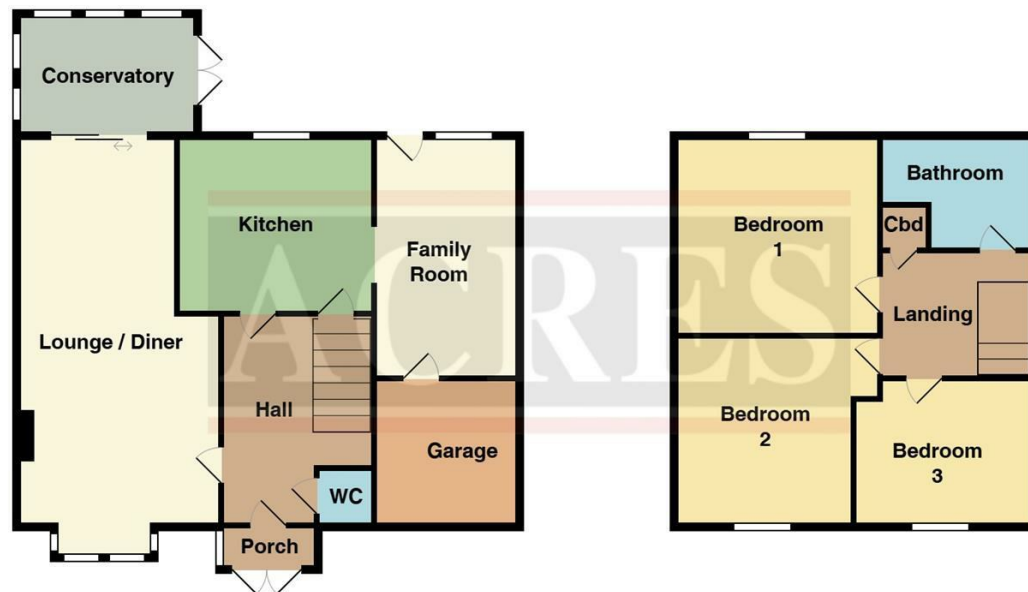
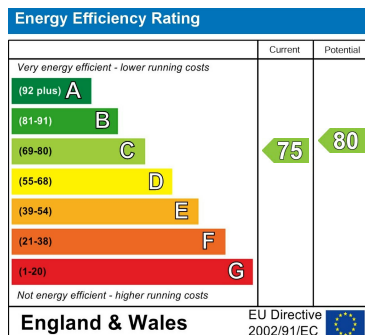




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101



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.