

# ACRES

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- Offered for sale with no onward chain
- Semi-detached family home
- Multiple reception spaces
- Two kitchen areas
- Two Family Bathrooms
- Five bedrooms
- Stone driveway providing off road parking
- Private rear garden
- Viewing is highly recommended
- Annex Potential



**CHAVASSE ROAD, SUTTON COLDFIELD, B721NZ - £350,000**

Situated behind a stone driveway providing off road parking for multiple vehicles, this generously proportioned and highly versatile family home offers flexible living accommodation ideal for larger families, multi generational living or those seeking annex potential. The property is well presented throughout and benefits from a practical layout that adapts easily to modern living. Offered for sale with no onward chain, the home boasts multiple reception spaces, two kitchen areas, five bedrooms and bathrooms on both floors, complemented by a private rear garden making this an excellent opportunity for buyers looking for space, convenience and immediate occupation. Accessed via a stone driveway providing off road parking for multiple vehicles, with fencing to the front and side, the property opens into:

**PORCH:** PVC double glazed entrance door to front with matching windows to the front and side, tiled flooring and radiator.

**HALLWAY:** Obscure single glazed door, radiator with decorative cover, useful under stairs storage cupboard, stairs rising to the first floor landing and doors leading to the principal ground floor accommodation.

**LOUNGE:** 18'11" max x 12'00" max (11'05" min) PVC double glazed window to front, two radiators, attractive log burning stove set within a recessed fireplace with wooden beam above, and wood effect laminate flooring.

**GUEST WC:** Low flushing WC and hand wash basin with tiled splashback.

**BREAKFAST KITCHEN:** 16'05" max x 16'05" max (6'08" min) PVC double glazed window and door to the rear, one and a half bowl sink and drainer set into roll top work surfaces with matching base and wall units and drawers, integrated oven and five ring gas hob with extractor hood above. Space and plumbing for washing machine, dishwasher and fridge freezer, tiled splashbacks, tiled flooring and radiator.

**SECONDARY KITCHEN:** 10'07" x 6'04" Stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers, space for under counter white goods, radiator, tiled flooring and door to storage cupboard.

**INNER HALLWAY:** PVC double glazed door and window to the side, with doors leading to:

**BEDROOM FOUR / SECONDARY LOUNGE:** 14'06" x 12'10" PVC double glazed window and French doors opening to the rear garden, electric fire with wooden surround. This versatile room can be used as a bedroom or an additional lounge, ideal for annex style living.

**BEDROOM THREE:** 12'10" x 9'05" PVC double glazed window to front, radiator and feature brick wall.

**DOWNSTAIRS BATHROOM:** Obscure PVC double glazed window to front, panelled bath with shower over, low flushing WC, hand wash basin, tiled flooring and chrome ladder style radiator.

**FIRST FLOOR LANDING:** Obscure PVC double glazed window to side, loft access point and doors leading to:

**BEDROOM ONE:** 11'11" max x 10'10" (10'09" min) PVC double glazed window to front and radiator.

**BEDROOM TWO:** 12'00" x 8'01" PVC double glazed window to rear and radiator.

**BEDROOM FIVE:** 7'11" x 6'11" PVC double glazed window to front and electric wall heater.

**FAMILY BATHROOM:** Obscure PVC double glazed window to rear, panelled bath with shower over, low flushing WC, hand wash basin set within a vanity unit, tiled surround and flooring, and chrome ladder style radiator.

**REAR GARDEN:** The rear garden featuring a paved patio area ideal for entertaining, lawned section, and mature shrubs and trees to both sides, creating a pleasant and private 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 :** C                      **COUNCIL :**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.