

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Well presented terraced family home
- Sought after Sutton Coldfield location
- Block paved driveway
- Spacious lounge with feature log burner
- Modern kitchen diner
- Three well proportioned bedrooms
- Stylish family bathroom
- Close to schools, amenities and transport links
- Private and well maintained rear garden
- internal viewing is highly recommended



REDDICAP HEATH ROAD, , B75 7EP - OFFERS AROUND £310,000

Situated in a popular residential location within Sutton Coldfield, this well presented terraced home offers stylish and spacious accommodation throughout and is ideally positioned close to a range of local amenities, schools and transport links. The property benefits from a block paved driveway to the front providing off road parking and has been thoughtfully improved by the current owners to create a welcoming family home. Internally the property briefly comprises of an entrance porch, a cosy yet spacious lounge with feature log burner, an impressive open plan kitchen diner with French doors leading out to the rear garden, three well proportioned bedrooms and a contemporary newly fitted family bathroom. To the rear is a beautifully maintained private garden with multiple seating areas and useful outbuildings.

PORCH: PVC double glazed door to front.

LOUNGE: 14'06" x 12'04" max 10'05" min PVC double glazed bow window to front, column radiator, herringbone flooring, feature log burner fire set on slate hearth with wooden mantel above and space for lounge furniture.

KITCHEN DINER: 18'11" x 9'11" PVC double glazed window to rear, PVC double glazed French doors to rear, stainless steel sink and drainer set into solid wood work surfaces with matching base and wall units and drawers, integrated eye level oven and grill, four ring electric hob, integrated dishwasher, space for fridge freezer, space for dining table and chairs, tiled flooring, two radiators and door leading into storage cupboard currently housing the washing machine.

LANDING: Door to storage cupboard and further doors leading to;

BEDROOM ONE: 13'04" x 10'04" PVC double glazed window to front, radiator, space for bedroom furniture and built in wardrobes.

BEDROOM TWO: 12'05" x 9'11" PVC double glazed window to rear, radiator and space for bedroom furniture.

BEDROOM THREE: 9'11" x 7'04" min 8'04" max PVC double glazed window to front, radiator and built in storage cupboard/wardrobe.

FAMILY BATHROOM: A contemporary newly fitted family bathroom comprising of a large walk in shower with glass side screen, freestanding bath, floating hand wash basin set in vanity unit, low flushing WC, tiled surround, tiled flooring and chrome effect ladder style radiator.

REAR GARDEN: A well maintained rear garden with a paved patio seating area, two outbuildings with gardeners WC and the other for storage, lawned garden with winding paved pathway leading to a further seating area to the rear and bordered by shrubs, bushes and plants to both sides offering a good degree of privacy.

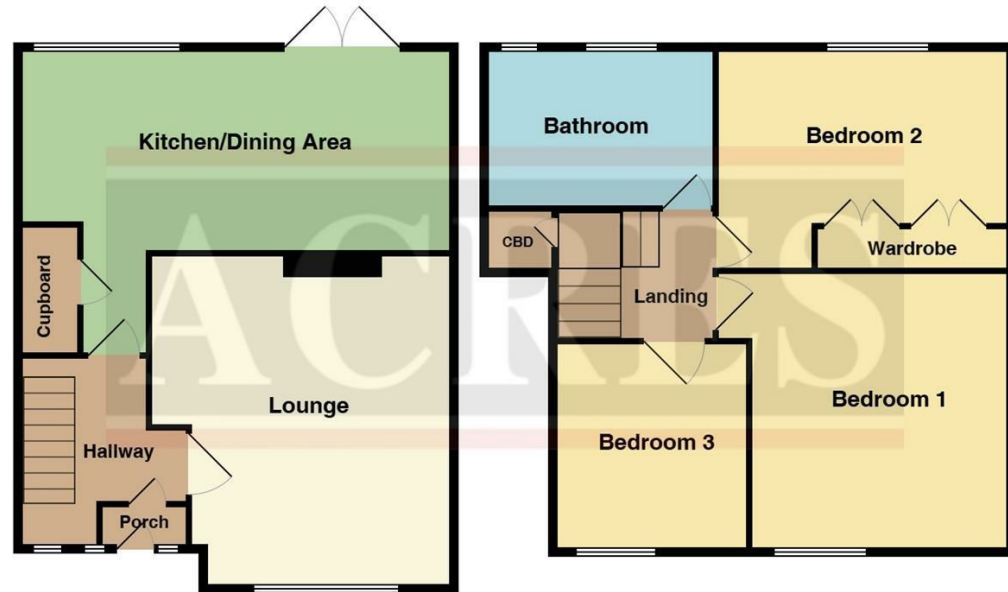


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.