

# ACRES

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- Well presented family home
- Popular residential location
- Open plan lounge / dining room
- Modern fitted kitchen, utility room
- Conservatory
- Three Bedrooms
- Family bathroom, ground floor guest WC
- Driveway and garage
- Enclosed rear garden
- Internal Viewing is highly recommended



***GUNNER GROVE, SUTTON COLDFIELD, B75 7HE - £450,000***

Located within a popular and well established residential area, this attractive family home enjoys convenient access to a range of local amenities, reputable schools and excellent transport links. The property is well positioned for everyday commuting, with nearby road networks providing easy access to surrounding towns and city centres, while local shops, parks and leisure facilities are all close at hand, making this an ideal setting for families and professionals alike.

The property itself offers well proportioned and versatile accommodation throughout, featuring an open plan lounge and dining room, a modern fitted kitchen with separate utility, conservatory and guest WC to the ground floor. To the first floor are three bedrooms, including a principal bedroom with dressing area and en-suite, along with a family bathroom. Externally, the home benefits from a driveway, garage and a pleasant rear garden, providing both practicality and outdoor enjoyment.

Accessed via a tarmac driveway with a lawned fore garden, complemented by established shrubbery to the front boundary and leading to:

**HALL:** Composite front entrance door with obscure glass panels to centre, radiator, staircase rising to the first floor landing and door leading to:

**LOUNGE / DINING ROOM (Open Plan):** 22'08" x 9'09" A spacious and versatile open plan living and dining area featuring a PVC double glazed window to the front, composite door with glazed panel opening into the conservatory, two radiators and ample space for both freestanding lounge and dining furniture.

**KITCHEN:** 10'10" x 10'06" max / 7'02" min Fitted with a range of matching base and wall units with drawers, marble effect work surfaces and tiled splashbacks. One and a half bowl sink and drainer, integrated dishwasher, space for an American style fridge freezer, eye level Bosch oven and grill, five ring Bosch gas hob with extractor hood over, two PVC double glazed windows to the rear, door to cupboard and door leading to:

**UTILITY:** 5'03" x 3'02" With marble effect work surfaces to complement the kitchen, matching base unit, space and plumbing for washing machine, tiled splashbacks and part glazed door to the side.

**GUEST WC:** Obscure PVC double glazed window to the side, low flushing WC, hand wash basin and radiator.

**CONSERVATORY:** 14'03" x 8'09" PVC double glazed windows to three sides and rear, PVC double glazed French doors to the side and a versatile space ideal for use as a playroom, dining area or second sitting room.

**FIRST FLOOR LANDING:** With loft access point and doors leading to:

**BEDROOM ONE:** 10'09" x 9'09" PVC double glazed window to the front, radiator, laminate flooring and arch style opening to a dressing area leading through to:

**EN-SUITE:** Obscure PVC double glazed window to the front, white suite comprising enclosed corner shower, low flushing WC and hand wash basin with tiled splashback, laminate flooring and chrome effect ladder style radiator.

**BEDROOM TWO:** 9'06" x 8'07" PVC double glazed window to the rear, radiator and laminate flooring.

**BEDROOM THREE:** 11'09" max / 9'09" min x 6'05" PVC double glazed window to the rear, radiator and built-in wardrobe/cupboard space.

**BATHROOM:** Obscure PVC double glazed window to the rear, white suite comprising panelled bath with shower over and glass side screen, low flushing WC, hand wash basin, tiled surround, laminate flooring and ladder style radiator.

**GARDEN:** A paved patio area providing space for seating, leading to a lawned garden with established shrubs to both sides and fencing to all boundaries.

**GARAGE:** Providing excellent additional storage space.



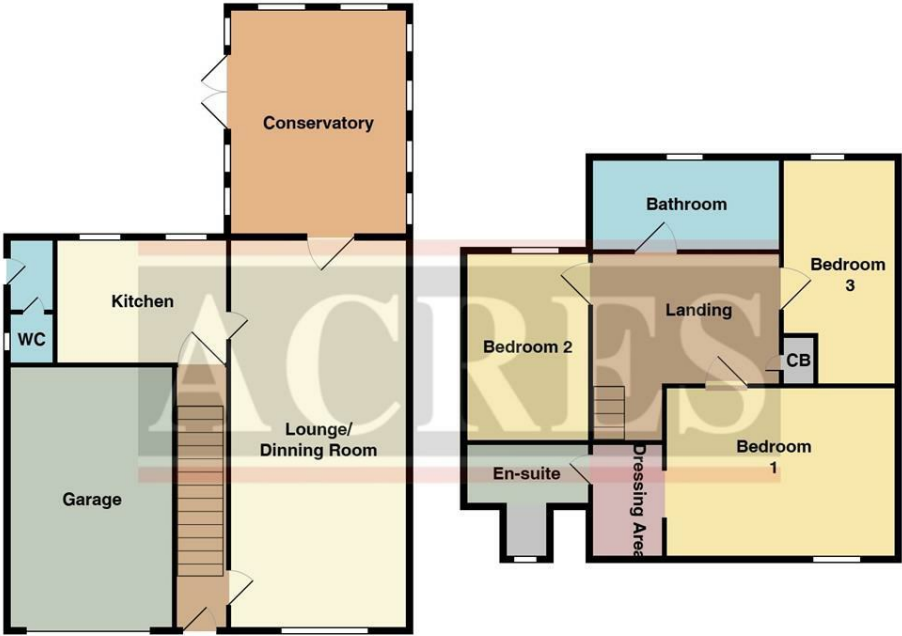


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **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		
<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.