

ACRES

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

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www.acres.co.uk



- This well presented mid terraced property
- Spacious lounge with feature fireplace
- Separate dining room
- Fitted kitchen
- Two well proportioned bedrooms with storage
- Family bathroom
- Enclosed rear garden
- Gas central heating and PVC double glazing (both where specified)
- Internal viewing is considered essential.
- Close to all amenities, local transport links and schools



YEW TREE ROAD, SUTTON COLDFIELD, B73 5HN - £280,000

This charming two bedroom home is set back from the road, in a quiet cu de sac location, offering a spacious lounge, separate dining room, fitted kitchen leading out to the garden. The property combines character features with practical living space. With two good size bedrooms, a modern bathroom, and a private enclosed garden with decked and lawned areas, this property is ideally suited to first time buyers, young families, or those looking to downsize.

This Well regarded property is in walking distance of nurseries, schools, Boldmere and Wylde Green High streets and on the doorstep of Chester road train station

Accessed via a paved pathway with a small, planted area to the front, this charming home offers well presented accommodation throughout.

Lounge 11'04" x 10'03" x 13'10" max (11'02" min): Situated to the front, the lounge features a PVC double glazed box bay window to the front, radiator, and an open brick feature fireplace. Wood effect flooring completes the room.

Dining Room 12'02" x 11'04" max (10'02" min): With a PVC double glazed window overlooking the rear garden, radiator, and wood effect flooring. The dining room includes a door leading to the stairs and a further door giving access to additional accommodation.

Kitchen 13'08" x 6'04": The kitchen is fitted with a range of matching base and wall units with roll top work surfaces and drawers. Stainless steel sink and drainer unit, stainless steel gas hob, stainless steel electric oven, space for washing machine and fridge freezer. Tiled splashbacks and tiled flooring. PVC double glazed windows to the side and a door leading to the rear garden.

Landing: With loft access point.

Bedroom One 11'05" max (10'03" min) x 11'03": PVC double glazed window to front, radiator, and two fitted wardrobes.

Bedroom Two 12'03" x 8'04" (7'01" min): PVC double glazed window to rear, radiator, and built in storage cupboard.

Bathroom 12'08" x 6'05": Fitted with a white suite comprising panelled bath with electric shower over, low level WC, and hand wash basin. Obscure PVC double glazed window to rear, radiator, wood flooring, and door to storage cupboard.

Garden: The rear garden features a decked seating area, lawn, and additional block paved areas to the side and rear. Enclosed with fencing to all boundaries, offering a private outdoor space.

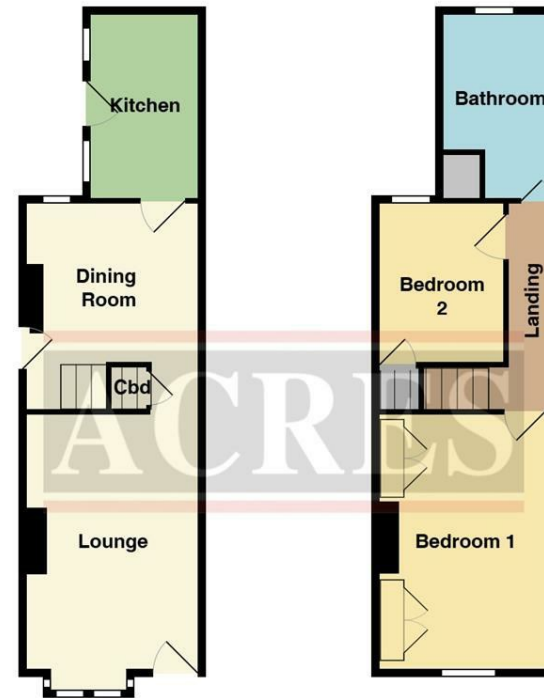


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **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		82
(69-80) C		
(55-68) D	62	
(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.