

# ACRES

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

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Beautifully presented, terraced home
- Walking distance to Sutton Town Centre and Sutton train station
- Stylish front dining room
- Spacious rear lounge
- Contemporary fitted kitchen
- Two well sized bedrooms
- Modern family bathroom
- Landscaped rear garden
- Excellent opportunity to secure a turn key property



**LOWER QUEEN STREET, SUTTON COLDFIELD, B72 1RT - £255,000**

Occupying a pleasant position within a popular residential setting and within walking distance of Sutton Town Centre and the train station, this beautifully presented home offers an exceptional opportunity for both first time buyers and investors alike. Finished to a high standard throughout, the property seamlessly blends modern styling with comfortable living, creating a ready to move into home that requires minimal effort while delivering maximum appeal. Internally, the property boasts well proportioned and thoughtfully arranged accommodation, enhanced by tasteful décor and quality finishes such as herringbone flooring and a contemporary kitchen and bathroom. With its versatile layout, attractive garden space, and overall turn key condition, this is a fantastic chance to acquire a stylish and low maintenance home in a highly convenient location, ideal for those looking to step onto the property ladder or expand their portfolio.

Accessed via a pathway leading to;

**DINING ROOM:** 11'05" x 11'04" max (10'02" min) A welcoming front facing reception room accessed via a composite front entrance door, featuring a PVC double glazed window to the front elevation. The space is beautifully presented with stylish herringbone flooring and a radiator, creating an ideal setting for both formal dining and everyday living.

**LOUNGE:** 11'03" x 11'03" max (10'00" min) A superbly appointed rear lounge enjoying a pleasant outlook via a PVC double glazed window. The focal point is an electric coal effect fire set within a recessed fireplace, complemented by a charming wooden beam above. Further benefits include a radiator, continuation of the elegant herringbone flooring, and an open plan feel flowing seamlessly from the dining area.

**KITCHEN:** 9'09" x 5'10" A contemporary and thoughtfully designed kitchen boasting PVC double glazed windows to both the rear and side, along with a part obscure glazed door providing side access. Fitted with a modern range of matching wall and base units with drawers, the kitchen incorporates a composite sink set into a stylish work surface with inset grooves. Integrated appliances include a fridge freezer, oven, four ring induction hob with extractor hood over, and washing machine. Finished with tiled splashbacks and herringbone flooring, this space is both practical and visually appealing.

**LANDING:** With radiator and doors leading to all bedrooms and bathroom.

**BEDROOM ONE:** 11'05" x 11'03" max (10'01" min) A spacious principal bedroom featuring two PVC double glazed windows to the front with fitted blinds, allowing for plenty of natural light. Includes a radiator, built in storage cupboard, and ample space for a full range of bedroom furniture.

**BEDROOM TWO:** 11'03" x 8'03" max (7'00" min) A well proportioned second bedroom with a PVC double glazed window to the rear, radiator, and fitted wardrobes, offering excellent storage solutions.

**BATHROOM:** A stylish, contemporary bathroom fitted with an obscure PVC double glazed window to the rear. Comprising a P shaped bath with shower over and glass side screen, low flushing WC, and a hand wash basin set within a sleek floating vanity unit. Complemented by a half tiled surround, tiled flooring, and a modern ladder style radiator.

**REAR GARDEN:** A beautifully landscaped and versatile outdoor space, beginning with a newly paved patio area ideal for entertaining. Beyond are two well maintained lawned sections, along with an additional central paved seating area enhanced by a decorative backdrop. The garden also benefits from fencing to all boundaries for privacy, and convenient external electric points. The rear section offers further flexibility, suitable for a variety of uses to suit the new owner's lifestyle.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide MoveButler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.