

ACRES

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www.acres.co.uk



- Three bedroom semi detached family home
- Spacious through lounge and dining room
- Fitted kitchen with separate utility area
- Garage with internal access
- Driveway providing off road parking
- Two generous double bedrooms
- Versatile third bedroom/home office/nursery
- Mature and private rear garden
- Ideal location for families and commuters alike
- Internal viewing is recommended



ELIZABETH ROAD, SUTTON COLDFIELD, B73 5AS - OFFERS AROUND £290,000

Situated in a highly sought after residential location, this charming three bedroom semi detached home offers spacious accommodation ideal for families, first time buyers and those looking to upsize. The property enjoys an attractive frontage with a paved driveway, garage and mature planted borders, whilst internally benefiting from a wealth of character features including an original fireplace and generous room proportions throughout. The accommodation briefly comprises a welcoming entrance hall, spacious through lounge/dining room with French doors opening onto the rear garden, fitted kitchen with adjoining utility area and garage access, three bedrooms and a family bathroom. Externally, the property boasts a beautifully established rear garden with mature trees, shrubs and lawned areas, providing a peaceful setting for relaxation and outdoor entertaining.

Accessed via a paved driveway with planted frontage, a step leads up to a canopy porch and the main entrance.

ENTRANCE HALL: A solid wooden front door with single glazed panels to either side and above opens into the welcoming entrance hall. Featuring a radiator, staircase rising to the first floor landing, and doors leading to the principal ground floor accommodation.

LOUNGE / DINING ROOM: 23'10" x 8'05" A spacious through lounge and dining room benefitting from a PVC double glazed bay window to the front elevation and PVC double glazed French doors to the rear garden with matching side windows, allowing for an abundance of natural light throughout. The room retains character with an original feature fireplace complemented by an inset wooden beam above, whilst a radiator provides warmth. Ample space is available for both lounge and dining furniture.

KITCHEN: 12'10" x 6'05" Fitted with a range of matching base units with drawers and roll top work surfaces incorporating a stainless steel sink and drainer. There is space for a cooker, integrated dishwasher, radiator, laminate flooring, and a PVC double glazed window overlooking the rear garden. A saloon style door opens into the utility area, and an internal door providing access to the garage.

UTILITY AREA: Providing useful additional storage and appliance space, currently utilised for a washing machine, fridge and freezer. Featuring laminate flooring, PVC double glazed door to the rear garden with matching side windows.

FIRST FLOOR LANDING: Having an obscure double glazed window to the side elevation, loft access point, and doors leading to all first floor accommodation.

BEDROOM ONE: 12'05" x 9'09" A well proportioned double bedroom with PVC double glazed bay window to the front elevation, radiator, and ample space for a range of bedroom furniture.

BEDROOM TWO: 13'02" x 9'09" A generous second double bedroom featuring a PVC double glazed window overlooking the rear garden, radiator, and ample space for bedroom furnishings.

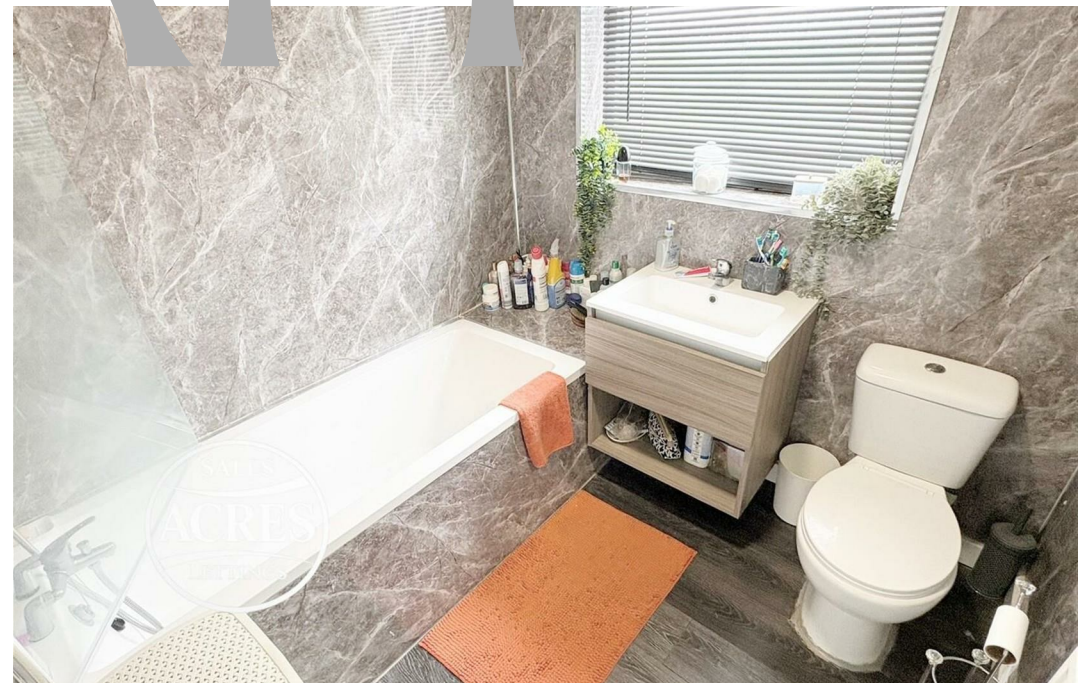
BEDROOM THREE / NURSERY / OFFICE: 6'04" x 5'03" A versatile room ideal as a nursery, home office, or dressing room. Having a PVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM: Comprising a panelled bath with shower over, low flushing WC, and hand wash basin set within a vanity unit. Further benefiting from a radiator and obscure PVC double glazed window to the rear elevation.

REAR GARDEN: The property enjoys a beautifully mature rear garden, commencing with a paved patio seating area ideal for outdoor entertaining. Steps lead up to a lawned section surrounded by an attractive variety of established trees, shrubs, bushes, and planting beds, creating a private and tranquil outdoor space.



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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)

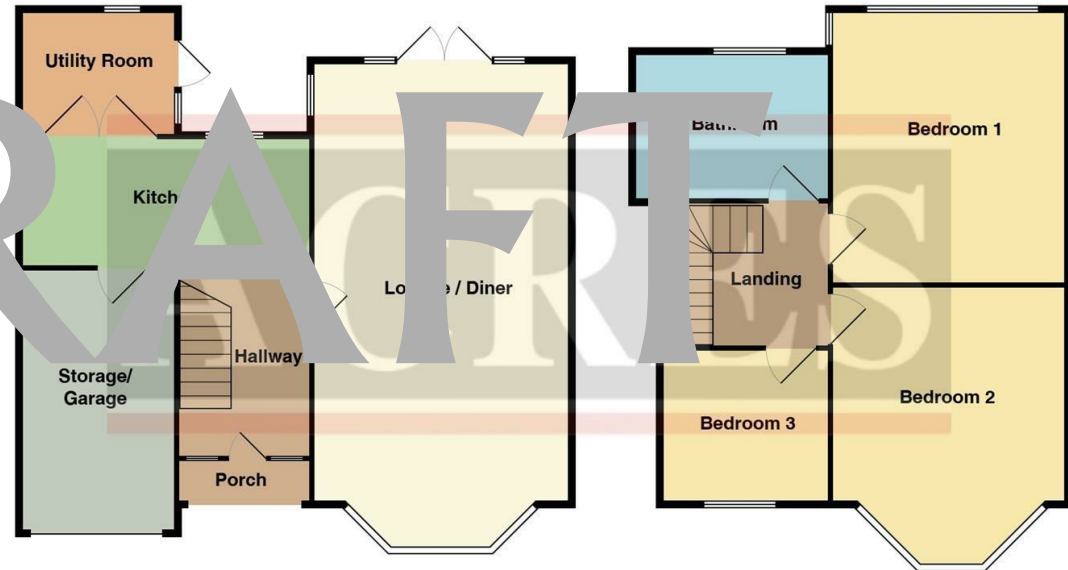
COUNCIL TAX BAND : C COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.