

ACRES

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

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Well presented bungalow
- Two bedrooms
- Spacious Lounge
- Fitted kitchen
- Contemporary shower room
- Conservatory
- Low maintenance rear garden
- Block paved driveway and garage
- No Chain
- Internal Viewing is highly recommended



FREE VALUATIONS
ACRES
321 2101

**PLANTS CLOSE, SUTTON COLDFIELD, B73 5DH - OFFERS IN THE REGION OF
£315,000**

This well presented terraced bungalow offers comfortable, low maintenance living within a popular and convenient residential location close to Boldmere and being sold with no chain. Thoughtfully arranged and maintained throughout, the property provides well proportioned accommodation all on one level, making it an ideal choice for those seeking practical and easily manageable living.

Situated within close proximity to Boldmere High Street, the bungalow enjoys easy access to a wide range of local shops, cafés, and everyday amenities, along with excellent transport links and nearby green spaces. Further benefits include off road parking, a garage, and a private rear garden, with a bright conservatory adding valuable additional living space, making this an attractive opportunity for a variety of buyers.

Accessed via a block paved driveway providing approach to the garage and front entrance door.

ENTRANCE HALL: PVC double glazed door to the side, loft access point, radiator with cover, wood effect laminate flooring, and doors leading to the accommodation.

LOUNGE: 17'02" x 9'10" PVC double glazed patio doors opening into the conservatory, radiator, electric fire set on a decorative hearth with surround, and wood effect laminate flooring.

CONSERVATORY: 10'08" x 9'06" PVC double glazed French doors to the side, PVC double glazed windows to the side and rear, and tiled flooring, creating an additional light filled reception space.

KITCHEN: 10'05" x 8'11" PVC double glazed window to the rear, stainless steel one and a half bowl sink and drainer set within roll top work surfaces, matching base and wall units and drawers. Integrated eye level oven and grill, four ring gas hob with extractor hood over, integrated dishwasher and fridge freezer, space for a washing machine, tiled splashbacks, stone effect tiled flooring, and radiator.

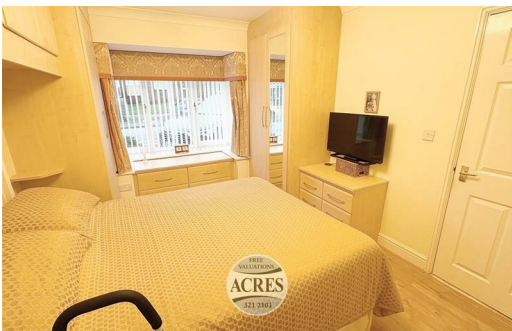
BEDROOM ONE: 14'02" max (12'02" min) x 9'10" PVC double glazed box bay window to the front, radiator, built in wardrobes and drawers, and wood effect laminate flooring.

BEDROOM TWO: 6'11" x 6'10" PVC double glazed window to the front, radiator, and built in wardrobe with additional storage cupboards.

SHOWER ROOM: Large walk in shower with handrail, low flushing WC, hand wash basin, chrome effect ladder style radiator, tiled flooring, and fully tiled surrounds.

REAR GARDEN: Paved patio area leading to a lawned garden with planted borders. Designed for low maintenance and benefitting from a timber shed to the rear.

GARAGE: 16'02" x 7'10" Up and over garage door to the front, PVC double glazed door providing access to the garden, and offering excellent storage space.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

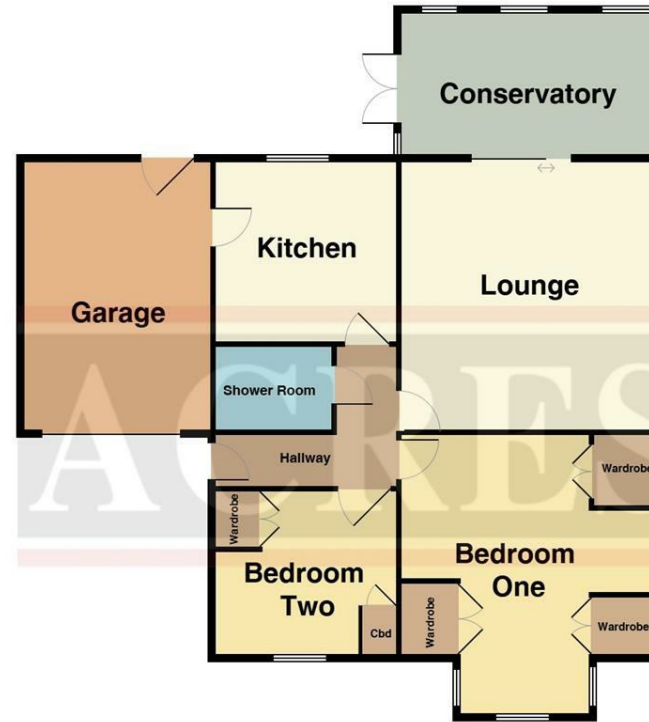


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: 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	69	77
(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 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.