

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- Three bedrooms
- Family bathroom
- Lounge & separate dining room
- Fitted kitchen
- Utility & guests wc
- Garage
- Mature rear garden
- Cul-de-sac location
- Close to schooling & Sutton Park.
- No upward chain



18 FINCH DRIVE, SUTTON COLDFIELD, B74 2ET - OFFERS AROUND £350,000

This traditional style, semi-detached family home, is set in a cul-de-sac location, off a service road. Close to well regarded schooling for all ages and public transport links and a short distance from Sutton Park, with all its natural beauty. Complemented by pvc double glazing and gas central heating (both where specified), the property briefly comprises porch, reception hall, lounge, dining room, fitted kitchen, utility, guests wc, three bedrooms and a family bathroom. Externally there is a garage and a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set in a cul-de-sac location off a service road, behind a multi-vehicle paved driveway with fore garden, access to the property is gained via:

PORCH: Pvc double glazed door to front and pvc double glazed windows to front and side, obscure glazed door opening to:

RECEPTION HALL: Obscure glazed window to front, stairs off, under stairs storage cupboard, radiator, doors to:

LOUNGE: 14'1" x 11'2" max / 9'11" min Pvc double glazed bay window to front, coal effect feature fireplace, rustic brick surround, radiator.

DINING ROOM: 14'10" x 11'1" max / 9'2" min Pvc double glazed sliding doors to rear, serving hatch to the kitchen, radiator.

FITTED KITCHEN: 10'5" x 7'7" Pvc double glazed window to rear, stainless steel sink/drainers set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, inset oven/grill with four ring gas hob over and extractor above, built-in fridge, tiled flooring, radiator, useful storage cupboard, obscure pvc double glazed door to side.

UTILITY: Pvc double glazed door to rear, multi-locking door to front, plumbing and space for washing machine, sliding door to garage, tile effect flooring, access to:

GUESTS WC: Obscure double glazed window to rear, low level wc, wash hand basin, tiled flooring.

STAIRS TO LANDING: Obscure pvc double glazed window to side, useful storage cupboard, doors off to:

BEDROOM ONE: 14'1" x 11'1" Pvc double glazed bay window to front, two double and one single built-in wardrobes and matching chest of drawers, radiator.

BEDROOM TWO: 14'1" max / 12'3" min x 9'3" Pvc double glazed window to rear, two double wardrobes with matching chest of drawers, radiator.

BEDROOM THREE: 10'7" x 7'9" Pvc double glazed window to rear, built-in storage cupboard, radiator.

BATHROOM: 7'1" x 5'6" Obscure pvc double glazed window to front, suite comprising double walk-in shower unit with glazed shower screen, low level wc, wash hand basin, tiled walls, radiator.

GARAGE: Electric up and over door to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Outside tap, electric power point, paved patio and lawn with borders having mature shrubs, bushes and trees, timber shed.



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)

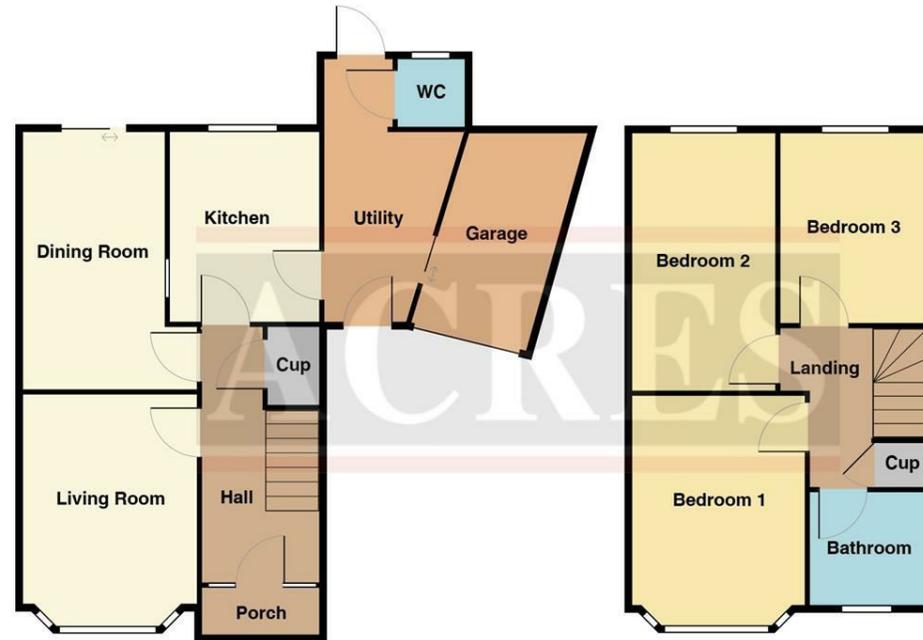
COUNCIL TAX BAND : D **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Finch Drive, Sutton Coldfield, B74 2ET



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.