

ACRES

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- NO UPWARD CHAIN
- Semi Detached Family Home
- Popular Residential Location in Sutton Coldfield
- Spacious Lounge
- Generous Kitchen Diner
- Three Well Proportioned Bedrooms
- Family Bathroom
- Block Paved Driveway
- Substantial Rear Garden with Three Useful Outbuildings
- Close to Local Amenities, Schools and Transport Links



FOWLER ROAD, SUTTON COLDFIELD, B75 7LN - OFFERS AROUND £300,000

Situated on Fowler Road in Sutton Coldfield, this well positioned three bedroom semi detached property enjoys a convenient residential location with easy access to a wide range of local amenities, reputable schools and excellent transport links. The surrounding area offers a variety of everyday conveniences, including local shops, supermarkets, cafés and leisure facilities, while Sutton Coldfield town centre provides a more extensive selection of shopping, dining and recreational opportunities. Families are particularly well catered for, with a choice of primary and secondary schools within the wider area, alongside parks and green spaces ideal for outdoor activities. Commuters will appreciate the accessible road networks and public transport connections, providing convenient links to Birmingham City Centre, Sutton Coldfield and surrounding areas. Combining a well established residential setting with excellent everyday convenience, the location is ideally suited to families, first time buyers and those looking to settle in a popular part of Sutton Coldfield. This spacious three bedroom semi detached family home offers well proportioned accommodation throughout, together with a generous rear garden and excellent potential for buyers looking to put their own stamp on a property. The ground floor comprises a welcoming entrance porch and hallway, a comfortable lounge featuring a wall mounted electric flame effect fire, and a particularly spacious kitchen diner with integrated appliances, ample storage and French doors opening directly onto the rear garden, creating an ideal setting for family living and entertaining. To the first floor are three bedrooms, two benefiting from built in storage, together with a family bathroom fitted with a shower over the bath. Externally, the property benefits from a block paved driveway providing off road parking for multiple vehicles, while the substantial rear garden features an extensive lawn, established greenery, space for outdoor seating and entertaining, and three useful outbuildings. Offering generous outdoor space, practical family accommodation and exciting scope for further improvement and landscaping, this property presents a fantastic opportunity for a variety of purchasers. Access to the property is via a block paved driveway providing off road parking for multiple vehicles, with a hedgerow to the side and access leading to:

PORCH: PVC double glazed French doors to the front.

HALL: Obscure PVC double glazed window to the side, door to a useful storage cupboard, stairs rising to the first floor landing and doors leading to:

LOUNGE: 14'0" x 9'11" PVC double glazed window to the front, wall mounted electric flame effect fire, radiator and ample space for lounge furniture.

KITCHEN DINER: 18'6" x 10'2" PVC double glazed window to the rear and PVC double glazed French doors opening onto the rear garden. Circular stainless steel sink and drainer set within roll top work surfaces, with a range of matching base and wall mounted units and drawers. Integrated oven and hob, integrated dishwasher and space for a freestanding fridge/freezer. Two radiators, ample space for dining furniture and a door leading to a useful storage cupboard/utility area.

LANDING: Obscure PVC double glazed window to the side and doors leading to:

BEDROOM ONE: 12'7" x 9'10" PVC double glazed window to the front, radiator and built in storage cupboard.

BEDROOM TWO: 12'0" x 9'5" PVC double glazed window to the rear, radiator and ample space for bedroom furniture.

BEDROOM THREE: 9'5" x 7'10" PVC double glazed window to the front, radiator and built in storage cupboard.

FAMILY BATHROOM: Obscure PVC double glazed window to the rear, panelled bath with shower over and glass shower screen, low flushing WC and hand wash basin. Tiled surrounds, tiled flooring and ladder style radiator.

REAR GARDEN: The property benefits from a generously sized rear garden offering excellent potential for further landscaping and personalisation. A designated area provides space for outdoor seating and entertaining, leading to an extensive lawned garden with a variety of established bushes and trees, together with fencing to the boundaries. There are three useful outbuildings providing additional storage opportunities, along with side access leading back to the front of the property. The garden offers fantastic potential to create an attractive outdoor space, ideal for families, gardening enthusiasts and those who enjoy outdoor entertaining.

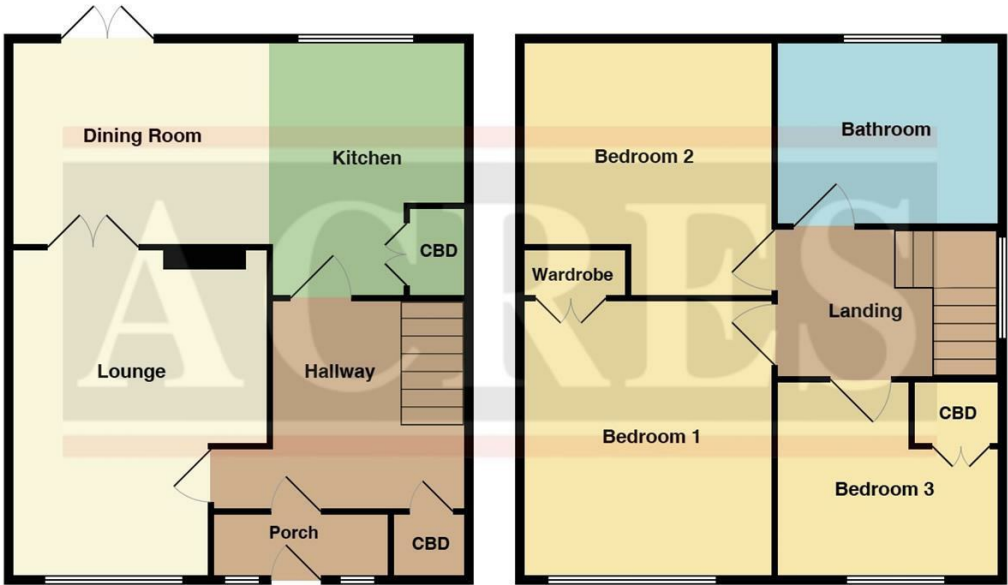


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.