ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Detached three bedroom bungalow
- Heart of Sutton Coldfield location
- Walking distance to local amenities
- Short distance from Sutton Park
- Spacious lounge and conservatory
- Breakfast kitchen and separate utility
- Shower room
- Garage and ample driveway parking
- Private, low-maintenance rear garden
- No Chain

BRAMCOTE RISE, , B75 6ED - OFFERS OVER £400,000

Located in the heart of the sought after Royal Town of Sutton Coldfield, this well presented three bedroom detached bungalow enjoys a superb position within easy reach of an excellent range of local amenities, shops, cafés and supermarkets. Excellent transport links, including nearby bus routes and Sutton Coldfield train station, provide convenient access to Birmingham and the surrounding areas, while the beautiful open spaces of Sutton Park are just a short distance away, offering miles of walking trails, cycling routes and outdoor leisure opportunities. Offering spacious and versatile single storey living throughout, this attractive detached bungalow is ideal for a variety of purchasers including downsizers, families and those seeking accessible accommodation. Benefitting from well proportioned rooms, a generous conservatory, utility room, garage and a private, low maintenance rear garden, the property has been thoughtfully maintained and is ready for its next owners to enjoy. Internal viewing is highly recommended to fully appreciate the size, layout and desirable location on offer. The property is approached via a block paved driveway providing ample off road parking, continuing along the side of the property to the garage and side entrance door. A raised paved fore garden with established bushes and an attractive stone chipped display creates an appealing frontage.

ENTRANCE HALL: Wooden entrance door incorporating a stained glass feature panel, laminate flooring, two useful storage cupboards, radiator and doors leading to all accommodation.

LOUNGE: 17'05" x 11'10" A spacious and welcoming reception room featuring PVC double glazed patio doors opening into the conservatory, allowing plenty of natural light. Laminate flooring, radiator, electric coal effect fire set upon a marble hearth with matching inset and surround, together with ample space for a full range of lounge furniture.

BREAKFAST KITCHEN: 14'06" x 8'07" Fitted with a stainless steel sink and drainer set into roll top work surfaces with a range of matching base units, drawers and wall mounted cupboards. Integrated oven with four ring gas hob and extractor hood over, space for under counter appliances, half tiled walls, tiled flooring, radiator and ample room for a breakfast table and chairs. PVC double glazed window overlooking the rear and part obscure glazed door leading into the conservatory.

CONSERVATORY: 15'04" x 10'08" A superb additional reception space offering flexibility as a dining room, garden room or further sitting area. Featuring PVC double glazed windows to the side and rear elevations, PVC double glazed French doors opening onto the rear garden, additional side access door, tiled flooring and radiator for year round use.

BEDROOM ONE: 10'10" x 10'05" PVC double glazed window to the front elevation, laminate flooring, radiator, fitted wardrobe with additional storage cupboards and ample space for further bedroom furniture.

BEDROOM TWO: 10'02" x 9'11" PVC double glazed window to the front, radiator, fitted double wardrobe and space for additional bedroom furnishings.

BEDROOM THREE: 8'09" x 8'06" PVC double glazed window to the side elevation, radiator and a versatile room ideal as a third bedroom, guest room or home office.

SHOWER ROOM: Fitted with a low flushing WC, hand wash basin and wet room style shower with tiled surround. Obscure PVC double glazed window to the side, tiled flooring and heated radiator

UTILITY ROOM: 8'03" x 6'04" Practical utility area fitted with roll top work surfaces, matching wall units, space and plumbing for a washing machine and tumble dryer, tiled flooring, part obscure PVC double glazed door providing side access and internal door leading into the garage.

GARAGE: Accessed via an up and over garage door to the front, offering excellent storage or potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.

REAR GARDEN: A private, low maintenance rear garden featuring a paved patio seating area, ideal for outdoor entertaining and relaxing. Well stocked borders with mature bushes, plants and shrubs surround the garden, providing a pleasant outlook and an excellent degree of privacy.

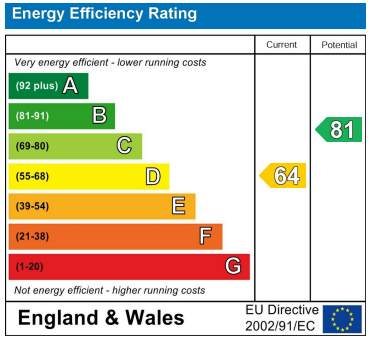
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

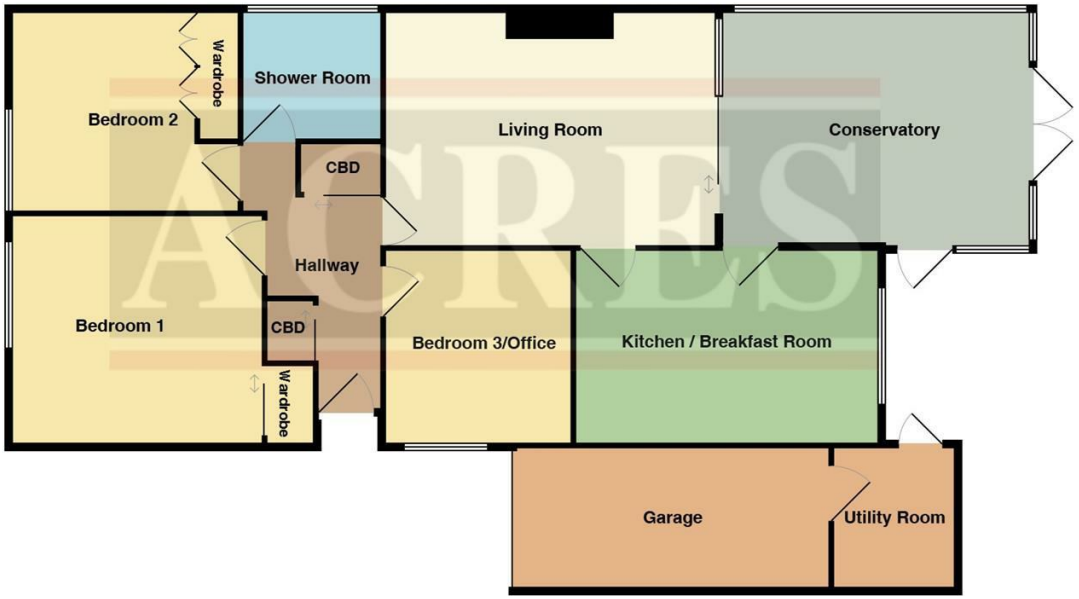
The Property Ombudsman

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: E COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101





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.