

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk

@ www.acres.co.uk

- Beautifully presented semi detached home
- Quiet cul de sac location
- Spacious lounge
- Contemporary breakfast kitchen
- Two double bedrooms
- Modern shower room
- Side access with extension potential (STPP)
- Separate garage with driveway
- Excellent transport links, schools and local amenities nearby
- No Onward Chain



CHERRY LANE, SUTTON COLDFIELD, B73 5TW - OFFERS AROUND £245,000

Situated within a peaceful and highly sought after cul de sac, this beautifully presented two bedroom semi detached home offers an excellent opportunity for first time buyers, downsizers or investors alike and is being sold with no chain. Enjoying a convenient location close to a range of well regarded schools, local amenities and excellent transport links, the property combines modern living with everyday practicality in a quiet residential setting. Having been thoughtfully updated throughout, the property boasts a stylish newly fitted kitchen, a contemporary bathroom suite and attractive landscaped rear garden, creating a home that is ready to move straight into. With well proportioned accommodation, a separate garage and parking, this impressive property offers comfortable living both inside and out.

Approached via a paved pathway with a neatly maintained lawned fore garden leading to;

PORCH: The property is entered through a composite front entrance door incorporating two obscure glazed panels. Having a radiator, space for coats and shoes and a further door leading into the main accommodation.

LOUNGE: 16'02" x 11'08" (max) / 7'04" (min) A bright and welcoming reception room featuring a PVC double glazed window to the front elevation, staircase rising to the first floor landing, radiator and ample space for a range of lounge furniture, creating a comfortable living area.

BREAKFAST KITCHEN: 11'08" x 10'10" A beautifully appointed, newly fitted breakfast kitchen enjoying views over the rear garden via a PVC double glazed window and matching French doors providing direct access onto the patio. Fitted with a modern range of matching base units, wall cupboards and drawers complemented by wood effect work surfaces incorporating a composite sink and drainer. Integrated appliances include a fridge freezer, oven, hob with extractor hood over, washing machine and dishwasher. Finished with tiled flooring, tiled splashbacks, radiator and ample space for a breakfast table and chairs.

FIRST FLOOR LANDING: Having a loft access point and doors leading to all first floor accommodation.

BEDROOM ONE: 11'01" (max) / 8'05" (min) x 9'07" (max) / 8'04" (min) A generously sized principal bedroom with a PVC double glazed window to the front, radiator, full height fitted wardrobes with mirrored sliding doors, additional storage cupboard and plenty of space for further bedroom furniture.

BEDROOM TWO: 11'08" x 7'06" A well proportioned second bedroom with a PVC double glazed window overlooking the rear garden, radiator and space for a variety of bedroom furniture.

BATHROOM: A stylish contemporary bathroom fitted with a modern suite comprising a large walk in shower with glass side screen, low flushing WC and hand wash basin set within a vanity unit. Complemented by tiled flooring, chrome effect ladder style radiator and an obscure PVC double glazed window to the side elevation.

REAR GARDEN: The beautifully landscaped rear garden has been designed for both relaxation and entertaining. Immediately outside the property is a newly laid paved patio providing an ideal seating area, leading onto a generous lawn bordered with mature bushes to rear. To the rear is a further decking area complete with a pergola style cover, creating an additional outdoor entertaining space. The garden benefits from fenced boundaries, side access offering useful storage and excellent potential to extend the property (subject to the necessary planning permissions).

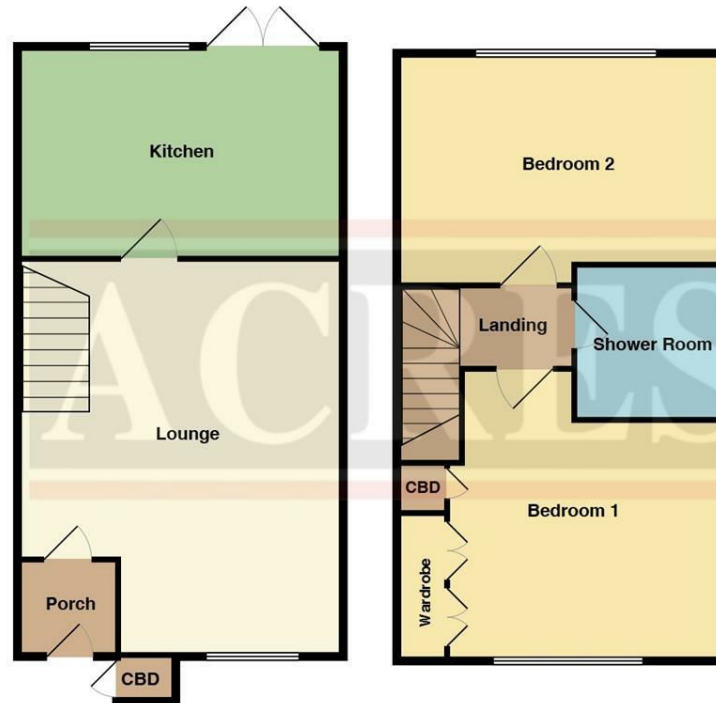
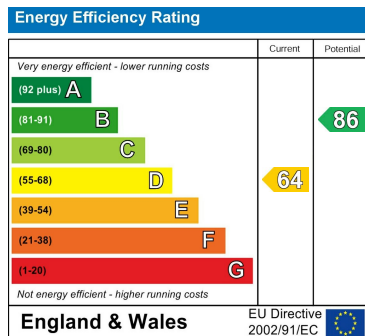
GARAGE: Located separately to the front of the property, the garage is accessed via an up and over door and provides excellent storage space. There is also a private parking space positioned directly in front of the garage. (Please check the suitability of this garage for your own vehicle)



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



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.