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



- Well presented mid terraced home
- No Chain
- Close to Boldmere High Street and local amenities
- Excellent transport links nearby
- Two well proportioned reception rooms
- Fitted kitchen with separate utility room
- Two good sized bedrooms
- Family bathroom
- Enclosed rear garden with potential for landscaping
- Internal Viewing is Recommended





SHEFFIELD ROAD, SUTTON COLDFIELD, B73 5HA - PRICE £250,000

Situated in a convenient and popular location, this well presented two bedroom mid terraced property is ideally positioned close to a range of local amenities, transport links, well regarded schools and the popular Boldmere High Street, providing easy access to shops, restaurants, cafes and everyday facilities. Offered for sale with no chain, this attractive home provides well proportioned accommodation throughout and would make an ideal purchase for first time buyers, investors or those looking to downsize. The property is approached via an iron gate leading to a stone bricked walled frontage with a stone paved fore garden. Internally, the property offers two reception rooms, fitted kitchen, separate utility room, two bedrooms and bathroom, with an enclosed rear garden offering excellent potential for further landscaping and improvement.

PORCH: Accessed via PVC double glazed French doors to the front, with PVC double glazed windows to either side, doors leading off to the accommodation.

DINING ROOM: 12'9" max x 11'11" max 10'3" min x 11'0" min Having PVC double glazed box bay window to front with fitted blinds, radiator, wall mounted gas fire and space for dining room furniture.

LOUNGE: 12'3" x 11'11" max 10'9" min Having PVC double glazed window to rear, radiator, two doors to storage cupboards, stairs rising to the first floor landing and further door leading into the kitchen.

KITCHEN: 13'10" x 6'8" Having two PVC double glazed windows to side, stainless steel sink and drainer set into wooden work surfaces with matching base units, wall units and drawers, space for cooker and fridge/freezer, tiled splashback, radiator and tiled flooring.

UTILITY ROOM: 6'7" x 5'4" Having obscure PVC double glazed window to side, wooden work surface with matching base unit beneath, space and plumbing for washing machine, radiator and continued tiled flooring.

LANDING: Having loft access point with pull down ladders, radiator and doors leading to the bedrooms and bathroom.

BEDROOM ONE: 10'3" x 11'11" max 10'10" min Having PVC double glazed window to front, radiator, door to storage cupboard and space for bedroom furniture.

BEDROOM TWO: 12'1" x 8'9" max 7'9" min Having PVC double glazed window to rear, radiator and space for bedroom furniture.

BATHROOM: 13'00" x 6'8" Having obscure PVC double glazed window to rear, enclosed shower with tiled splashback, low flushing WC, hand wash basin, radiator, tiled flooring and door to airing
cupboard.

GARDEN: Having an enclosed rear garden with shrubs and bushes to borders, together with potential for further landscaping and improvement.















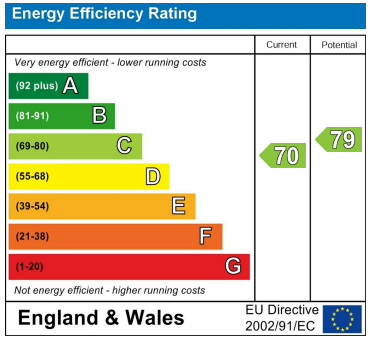
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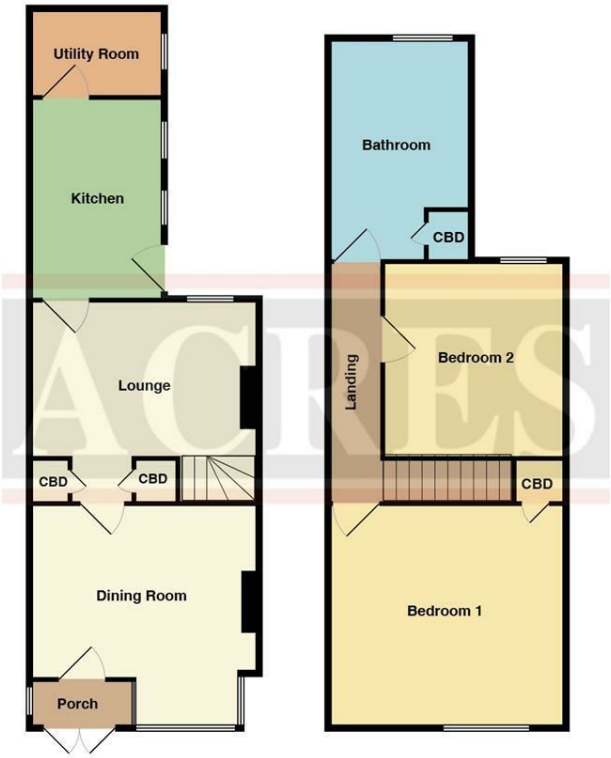
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101







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.