

- Well presented Semi detached home
- Lounge with feature bay window
- Fitted kitchen
- Two well proportioned bedrooms
- Modern family bathroom
- Generous rear garden
- Additional side space offering potential for extension (STPP)
- Paved driveway providing off road parking
- Ideal purchase for first time buyers, downsizers or investors
- No chain



HANAM CLOSE, SUTTON COLDFIELD, B75 7SS - £265,000

It is a pleasure to offer for sale this well presented and deceptively spacious semi detached home, ideally positioned within a popular residential location and being sold with no chain. Offering excellent access to local amenities, transport links and schooling, the property is perfectly suited to first time buyers, young families or those looking to downsize without compromising on space. The property benefits from a thoughtfully arranged layout with bright and airy accommodation throughout, combining comfortable living spaces with further scope for extension or enhancement (subject to relevant permissions). With a generous rear garden and practical internal layout, this home offers both immediate enjoyment and future potential.

ACCESS Via a paved driveway with a lawned fore garden, leading to:

HALLWAY: Composite front entrance door with two obscure glazed panels to centre, radiator and stairs rising to the first floor landing.

LOUNGE: 14'04" x 9'08" PVC double glazed box bay window to front, radiator, gas coal effect fire set on a tiled hearth with inset and wooden surround, and door to useful storage cupboard.

KITCHEN: Two PVC double glazed windows to rear, part obscure double glazed door to side, sink and drainer set into roll top work surfaces with matching base and wall units, integrated oven with four ring gas hob and extractor hood over, space for under counter white goods, tiled splashbacks and tiled flooring.

LANDING: Obscure PVC double glazed window to side, door to storage cupboard and further doors leading to:

BEDROOM ONE: 13'00" x 9'07" PVC double glazed window to front and radiator.

BEDROOM TWO: 11'00" max / 7'11" min x 6'05" PVC double glazed window to rear and radiator.

BATHROOM: Obscure PVC double glazed window to rear, panelled bath with shower over, low flushing WC, hand wash basin, tiled surround, tiled flooring and chrome effect ladder style radiator.

REAR GARDEN: A pleasant outdoor space featuring a paved patio area leading to a lawned garden, decking area to the rear, timber shed and useful side space offering excellent potential for extension or further enhancement (subject to planning permission).

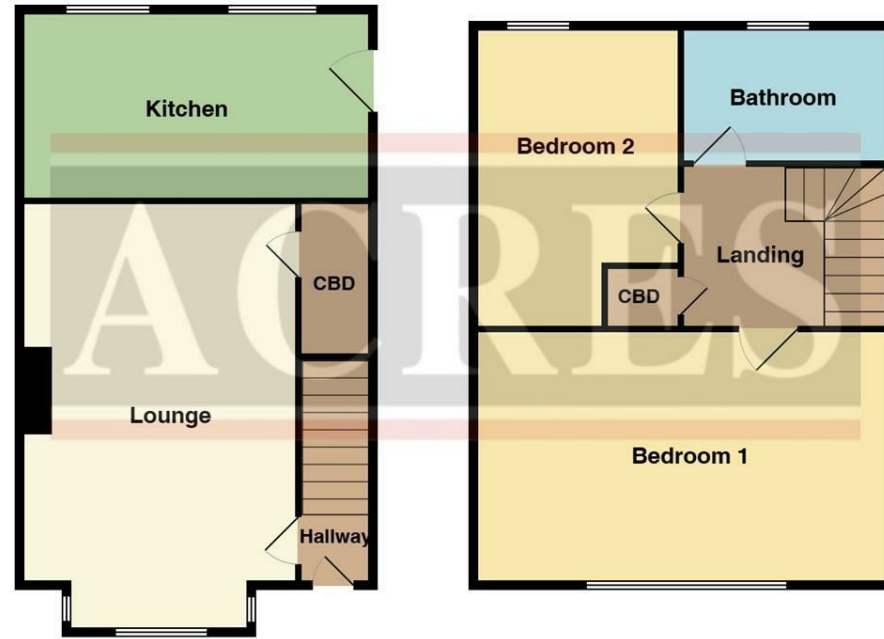


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(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.

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.