

ACRES

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- Three bedrooms
- White shower room
- Spacious front lounge
- Rear dining room
- Large kitchen
- Carport & recess garage
- Substantial rear garden
- Offering great scope and potential
- Deceptively spacious accommodation
- Close to amenities



REDDICAP HEATH ROAD, SUTTON COLDFIELD, B75 7DX - £300,000

Set in a central, convenient location adjacent to local shops at Reddicap, this deceptively spacious freehold, semi-detached family home is served locally by well-regarded schooling for all ages together with nearby bus links. Open countryside is set within a few hundred metres radius, as is Sutton Coldfield town centre. Complemented by gas central heating and having PVC double glazing (both where specified), the property is enhanced further by its spacious proportions and offers potential for alteration or remedial work to suit prospective purchasers' requirements.

The accommodation briefly comprises an enclosed porch, reception hall, lounge opening to an open-plan dining room, and kitchen. To the first floor, there are three bedrooms together with a white shower room. The property also benefits from a side carport with access to a single car garage. Set to the rear is a generous, mature garden — an early internal inspection is highly recommended to fully appreciate the accommodation on offer. Council Tax Band: C

Set back from the roadway behind a block-paved twin-car driveway flanked by privet hedging.

Access is gained to the accommodation via a PVC door opening to:

ENCLOSED PORCH: PVC double-glazed windows to front and side, PVC door accessing inner porch.

RECEPTION HALL: Radiator, stairs off.

LOUNGE: 12'1" x 12" max, 11'3" min. PVC double-glazed window to front, coal-effect living flame gas fire set on tiled hearth with wooden fire surround, opening to:

DINING ROOM: 12'1" x 12'. PVC double glazed window to rear, double radiator.

KITCHEN: 14'4" max, 13'1" min x 8'10". PVC double-glazed window to side. Single drainer sink unit set into rolled-edge work surfaces with tiled splashbacks. A comprehensive range of fitted units to both base and wall level including drawers, recesses for washing machine, dishwasher, and cooker, double radiator, tiled floor, deep under stairs storage pantry providing space for fridge freezer.

STAIRS TO LANDING.

STORAGE CUPBOARD.

BEDROOM 1: 15'6" max, 13'3" min x 12'1". Two PVC double glazed windows to front, radiator, two double fitted wardrobes to full width.

BEDROOM 2: 12' x 9'5" max, 8'9" min. PVC double-glazed window to rear, radiator.

BEDROOM 3: 9'1" max, 6'7" min x 7" max, 6'2" min. PVC double glazed window to rear, radiator, double fitted wardrobe and airing cupboard.

SHOWER ROOM: PVC double glazed obscure window to side, matching white suite comprising wide shower cubicle with glazed splash screen, wash hand basin, low flushing WC, double radiator.

CARPORT & GARAGE: Deep storeroom off carport, door to rear garden, up and over door opening to:

SINGLE CAR GARAGE. (Please check suitability of this garage for your own vehicle).

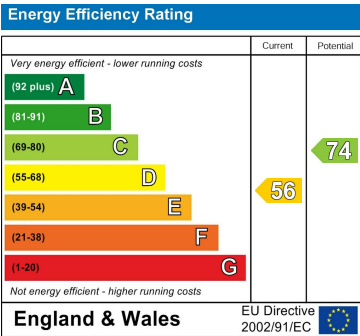
OUTSIDE: Set to the rear is a generous, mature garden with an abundance of mature shrubs, bushes, and trees providing privacy. Additionally, there is an outside brick-built store, separate outside WC, and timber sheds.



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 : C

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.