

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk

- BEAUTIFUL FREE HOLD SEMI DETACHED FAMILY HOME
- SINGLE STORY EXTENTION
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED GARDEN
- GARAGE CONVERTED
- SPACIOUS THROUGH LOUNGE
- CLOSE TO BOLDMERE HIGH STREET
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- UTILITY AREA



OAKWOOD ROAD, SUTTON COLDFIELD, B73 5EG - OFFERS AROUND £440,000

Set in a prime well regarded central sought-after location this imposing freehold traditional extended semi-detached family home offers an ideal family purchase. Complimented by a single storey extension, gas central heating and having pvc double glazing (both where specified) the property offers well present and much improved accommodation which is served locally by an array of shops being just off Boldmere high street, local bus services, and local schools. With an enclosed porch, reception hall, through lounge, dining room, garage converted into a reception room, fitted kitchen, utility area, off, three good bedrooms, well-appointed bathroom and beautiful never ending garden. Council tax band D

Paved drive way going into the porch area, pvc doors, gas & electric meter, front door opening to

HALLWAY: Light ceiling point, radiator, stairs to first floor landing with storage cupboard underneath

LIVING ROOM 15'00" X 10'05": Light ceiling point, bay window to front, radiator, fire place area, carpeted, wall lights, French doors into

EXTENDED DINING ROOM 19'11" X 10'10" into bay: Light ceiling point, wall lights, carpeted, radiator

RECEPTION ROOM 15'03" into bay x 6'10": Window to front, light ceiling point, radiator, carpeted,

EXTENDED KITCHEN 16'07" max x 11'01" max x 6'05" min: L shaped, tiled throughout, two light ceiling points, wall and base units, space for fridge freezer, space for washing machine, free standing oven, tiled splashbacks, sink, window to rear, radiator, door opening to

LEAD THROUGH AREA: Light ceiling point, door to rear leading to

UTILITY AREA 8'03" x 6'08": Tiled, baxy boiler, storage cupboard, area for washing machine & dryer, radiator

STAIRS TO FIRST FLOOR LANDING: Window to side, light ceiling point, loft access

LOFT: Insulated and boarded

BEDROOM ONE 15'04" into bay x 10'11": Good sized bedroom, light ceiling point, bay window to front, radiator, carpeted

BEDROOM TWO 15'00" into bay x 8'10" : Good sized bedroom, light ceiling point, bay window to front, radiator, built in wardrobes, carpeted

BEDROOM THREE 7'00" x 6'05": Single bedroom, light ceiling point, window to front, radiator, carpeted

BATHROOM 8'00" x 6'04": Bath tub, tiled, spotlights, free standing sink, toilet with back basin, storage cupboard area, vinyl flooring throughout, radiator, window to rear

OUTSIDE: Paved area, grass area, area for flowers and shrubs, huge garden area, south west facing garden, shed at the back of the garden



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 : D **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			83
(69-80) C			
(55-68) D	66		
(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 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.