

ACRES

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www.acres.co.uk



- No Upward Chain
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen with Breakfast Island
- Spacious Rear Lounge
- Family Bathroom
- Driveway
- Generous Rear Garden
- Convenient Location Close to Schools and Local Amenities
- Ideal First Time Purchase, Family Home or Investment Opportunity
- Viewing is Recommended



NUTHURST, SUTTON COLDFIELD, B75 7EZ - OFFERS AROUND £285,000

Situated in a popular and convenient residential location, this well presented three bedroom home is ideally positioned within easy reach of a range of local shops, supermarkets, and everyday amenities. The property is also well placed for highly regarded schools, making it an excellent choice for families, first time buyers, and investors alike. Offered to the market with the added benefit of no upward chain, the property boasts a modern fitted kitchen with breakfast island, a spacious and light filled lounge overlooking the rear garden, three well proportioned bedrooms, and a contemporary family bathroom.

Accessed via a block paved driveway providing off road parking for two vehicles and leading to the entrance.

HALLWAY: Part obscure double glazed door to the front elevation, obscure PVC double glazed window to the side, and doors leading to the accommodation.

KITCHEN: 10'04" X 9'10" (3.15M X 3.00M) PVC double glazed window to the front elevation. Fitted with a composite sink and drainer set into complementary work surfaces with matching base units, wall mounted cupboards, and drawers. Integrated microwave, integrated oven, and integrated fridge/freezer. Space and plumbing for a washing machine. Matching central island with breakfast bar seating area and additional storage. Radiator, laminate flooring, stairs rising to the first floor accommodation, and door leading through to:

LOUNGE: 18'01" X 10'07" (5.51M X 3.23M) A bright and spacious reception room benefiting from a PVC double glazed window overlooking the rear garden together with PVC double glazed French doors flanked by matching side windows, allowing an abundance of natural light. Radiator and ample space for lounge furniture.

LANDING: Loft access point and doors leading to:

BEDROOM ONE: 13'08" MAX / 11'08" MIN X 8'05" (4.17M MAX / 3.56M MIN X 2.57M) PVC double glazed window to the rear elevation, radiator, and built in wardrobes with mirrored sliding doors.

BEDROOM TWO: 10'07" X 9'03" (3.23M X 2.82M) PVC double glazed window to the rear elevation, radiator, and space for bedroom furnishings.

BEDROOM THREE: 8'10" X 8'05" (2.69M X 2.57M) PVC double glazed window to the front elevation, radiator, and ideal for use as a bedroom, nursery, or home office.

BATHROOM: Obscure PVC double glazed window to the front elevation. Fitted with a panelled P shaped bath with shower over, low flushing WC, and hand wash basin. Tiled splashback areas, laminate flooring, and chrome effect ladder style radiator.

REAR GARDEN: A generously sized rear garden commencing with a substantial paved patio seating area, leading to a well maintained lawn with raised flower bed. To the rear is a further slabbed area housing a timber shed. Enclosed by fencing to both sides with a gated side access leading back to the front of the property.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.