

ACRES

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- Beautifully presented period style mid terraced home
- Highly sought after location close to Sutton town centre
- Walking distance of Sutton train station
- Close to local schools, shops, amenities and Sutton Park
- Two spacious reception room
- Modern fitted kitchen
- Two generous double bedrooms
- Stylish contemporary family bathroom
- Attractive landscaped rear garden
- No Chain



PARK ROAD, SUTTON COLDFIELD, B73 6BX - OFFERS AROUND £350,000

Situated in a popular and convenient location within easy walking distance of Sutton train station, local schools, shops and amenities, as well as the extensive open spaces of Sutton Park, this beautifully presented two bedroom period style mid terraced property offers an excellent opportunity for buyers looking for a characterful home in a highly sought after location. The property retains a number of attractive original features, while also offering modern fittings and contemporary improvements throughout, creating a wonderful blend of traditional charm and modern day living. Approached via a shared paved pathway, the property immediately stands out with its attractive limestone brick boundary wall, white stone fronted garden and mature central tree, providing excellent kerb appeal. Internally, the accommodation is spacious and thoughtfully arranged, with two well proportioned reception rooms, a modern fitted kitchen, useful utility area and WC, two generous bedrooms and a stylish contemporary bathroom. To the rear is a particularly appealing landscaped garden with multiple seating and entertaining areas. Further benefits include on road permit parking and, the property is being offered for sale with no chain.

DINING ROOM: 11'08" max x 10'06" min x 11'03" A welcoming reception room featuring a wooden single glazed box bay window to the front, radiator with decorative cover, original coal effect fireplace with cast iron surround and attractive oak flooring. There is ample space for a range of dining furniture, with the room retaining a lovely period character.

ENTRANCE HALL: Oak wooden flooring continues from the dining room, and a door providing access to useful understairs storage.

LIVING ROOM: 11'09" max x 10'06" min x 12'03" A spacious second reception room with PVC double glazed window overlooking the rear garden, radiator with decorative cover and oak wooden flooring. There is ample space for lounge furniture, with stairs rising to the first floor and an opening leading through to the kitchen.

KITCHEN: 11'10" x 5'11" Fitted with a range of high gloss matching base units and drawers, complemented by wood effect work surfaces. Stainless steel sink and drainer, integrated oven and gas hob with extractor hood over, integrated dishwasher, fridge and freezer. Tiled splashbacks, tiled flooring, PVC double glazed window to the side and radiator.

UTILITY AREA: Useful additional space with tiled flooring, part double glazed door providing access to the side, space and plumbing for a washing machine, radiator and door leading to the WC.

WC: Obscured double glazed window to the side, low flushing WC, hand wash basin, radiator, tiled flooring and tiled splashback surrounding the sink.

LANDING: Doors leading to both bedrooms and the family bathroom.

BEDROOM ONE: 11'09" max x 10'06" min x 12'04" A well proportioned bedroom with PVC single glazed window overlooking the rear, radiator, useful storage cupboard, original wooden flooring and ample space for bedroom furniture.

BEDROOM TWO: 11'08" max x 10'05" min x 11'04" Another generous double bedroom featuring two double glazed windows to the front, radiator and original wooden flooring, together with ample space for a range of bedroom furniture.

BATHROOM: 11'11" x 5'11" A stylish contemporary bathroom comprising a large walk in shower with tiled surround, freestanding bath, low flushing WC and floating hand wash basin with tiled splashback. PVC double glazed window to the rear, radiator and vinyl wood effect flooring.

GARDEN: The rear garden provides an excellent choice of seating and entertaining areas, with a paved patio immediately to the rear leading to steps up to a further paved seating area. There is an AstroTurf lawn, timber shed and corner decking area with a pergola style covering, creating an additional sheltered space for outdoor dining and entertaining. Rear gate providing access.

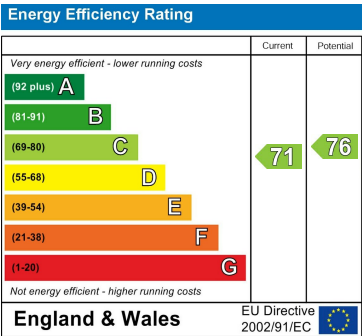
PARKING: On road permit parking is available directly in front of the property.



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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.