

# ACRES

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

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www.acres.co.uk

- Well presented mid terraced home
- Spacious open plan lounge and kitchen
- Modern fitted kitchen
- Three well proportioned bedrooms
- Separate bathroom & WC
- Block paved driveway
- Enclosed rear garden
- Ideal for families, first time buyers or investors
- Internal viewing is highly recommended



**WYATT ROAD, SUTTON COLDFIELD, B75 7NJ - OFFERS OVER £280,000**

This well presented three bedroom home offers spacious and versatile accommodation, ideal for families and first time buyers. With a generous open plan lounge and kitchen layout, modern fittings and a feature log burner, the property provides a warm and inviting living space perfectly suited to both everyday life and entertaining. Externally, the home benefits from a block paved driveway providing off road parking for multiple vehicles and an enclosed rear garden with patio and lawned areas. Conveniently arranged and thoughtfully maintained throughout, this property is ready for its next owners to move straight in and enjoy.

Accessed via a block paved driveway providing off road parking for multiple vehicles, with a raised stone chipped corner display and fencing to both sides, leading to:

**ENTRANCE HALL:** Composite front entrance door with two obscure glass panels, radiator, stairs rising to the first floor landing and wood effect laminate flooring.

**LOUNGE:** 18'10" x 12'00" PVC double glazed window to the front and PVC double glazed French doors opening to the rear garden, radiator and wood effect flooring. Feature log burner set within a recess on a marble hearth with wooden beam over, open plan through to:

**KITCHEN:** 18'10" x 11'01" max & 7'08" min PVC double glazed windows to the front and rear. Stainless steel sink and drainer set into wood effect work surfaces with a range of matching base and wall units and drawers. Integrated dishwasher, integrated double oven and five ring gas hob with extractor hood over. Space for fridge/freezer, space and plumbing for washing machine and space for a breakfast table. Radiator, wood effect laminate flooring and tiled splashbacks. Part obscure PVC double glazed door to the side and part PVC double glazed door to the rear providing access to both the front and rear gardens.

**LANDING:** Door to storage cupboard and further doors leading to:

**BEDROOM ONE:** 12'08" x 12'00" PVC double glazed window to the front, radiator, fitted wardrobes and ample space for additional bedroom furniture.

**BEDROOM TWO:** 15'06" max, 12'03" min x 8'06" max & 4'05" min Two PVC double glazed windows to the front, radiator, built in cupboards/wardrobe and space for bedroom furniture.

**BEDROOM THREE:** 10'04" x 9'05" PVC double glazed window to the rear, radiator and built in wardrobe/cupboard.

**BATHROOM:** Obscure PVC double glazed window to the rear. Panelled bath with shower over and glass side screen, hand wash basin set within a vanity unit with tiled surrounds and chrome effect ladder style radiator.

**SEPARATE WC:** Obscure PVC double glazed window to the rear, low-level WC, radiator and tiled flooring.

**GARDEN:** Block paved patio seating area with steps leading up to a lawned garden with bark border to one side. Timber shed to the rear and fencing to all boundaries.

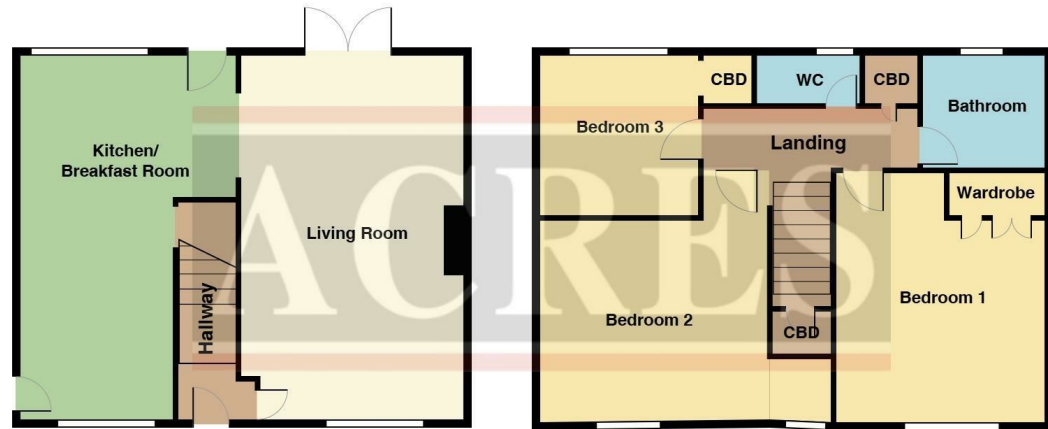


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** B                      **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

