

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A superb traditional style property
- * Offering further potential
- * Excellent accommodation throughout
- * Dual aspect living room
- * Dual aspect dining kitchen
- * Three double bedrooms
- * Shower room and separate W.C
- * Stone chipped fore garden offering multiple car parking spaces
- * Generous rear garden with lawn and patio
- * Double glazing and gas central heating, both where specified
- * No upward chain



132 Falcon Lodge Crescent, SUTTON COLDFIELD, OFFERS AROUND £225,000

This is an excellent freehold property located perfectly on this well established and very popular residential development. Benefiting from double glazing and gas central heating (both where specified) the interiors enjoy entrance hall, very stylish dual aspect living room with door out to garden, large dining kitchen with a range of modern styled high gloss units. To the first floor are three double bedrooms, shower room and separate W.C.

Outside is a fore garden offering multiple parking space and to the rear is a generous garden with patio and lawn. Offering no upward chain viewing is essential.

Access is via a stone chipped fore garden offering off road parking and access to double glazed reception door

HALLWAY:

Having tiled flooring, stairs flowing to first floor and door into dining kitchen and;

LIVING ROOM: 18'10" X 12'00" MAX, 10'09" MIN

A dual aspect living room with double glazed window to front and double glazed window to rear with central double glazed door to garden, coving to ceiling, feature wall mounted living flame gas fire and radiator

DINING KITCHEN: 18'09" X 7'08" MIN, 11'00" MAX

A dual aspect dining kitchen with a range of modern high gloss drawer, base and eye level units, integrated washing machine, space and plumbing for dishwasher, stainless steel sink and drainer, four ring gas hob with extractor fan over, fitted electric oven, fitted microwave, space for fridge freezer, work surface and splashbacks, tiled flooring, double glazed window to rear, spotlights to ceiling and radiator

FIRST FLOOR LANDING:

Having radiator and doors into;

BEDROOM ONE: 12'07" X 12'00" MAX, 10'10"

Having double glazed window to front and radiator

BEDROOM TWO: 15'08" MAX, 12'06" MIN X 8'03" (INTO DOOR WELL)

Having two double glazed windows to front, radiator, door into over stairs storage cupboard and access to loft space

BEDROOM THREE: 10'03" X 9'06"

Having double glazed window to rear, radiator and door into wardrobe storage cupboard

SHOWER ROOM:

With a large self contained shower cubicle, fitted shower, wash handbasin set into a vanity unit, storage cupboard, ladder style radiator/towel rail, double glazed patterned window, tiling to partial walls and cupboard housing Betacom boiler

SEPARATE W.C:

With white close coupled W.C and double glazed patterned window

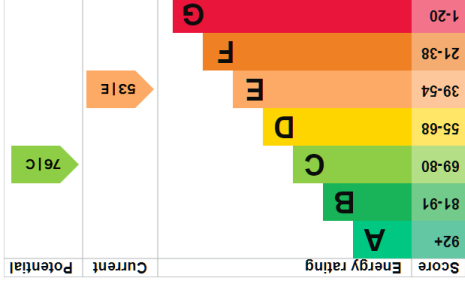
OUTSIDE:

Having patio area leading to lawn



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



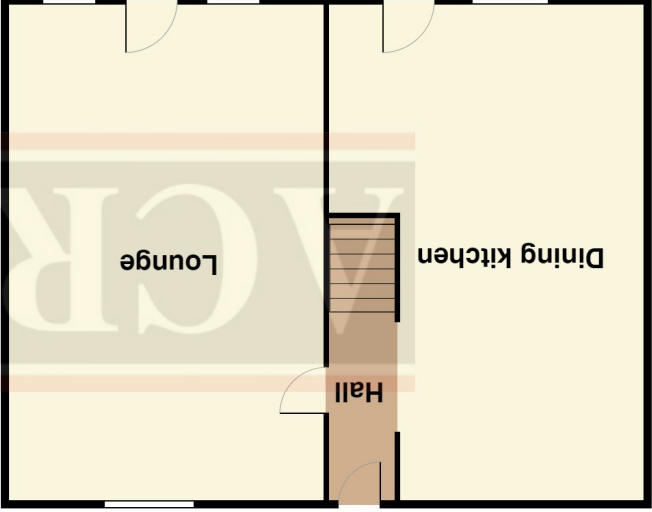


TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:
LOCATION :

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Carhampton Road and Churchill Road

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)



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.