

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A lovely detached residence
- * Enclosed porch, entrance hall and guests cloakroom
- * Dining Room
- * Extended family lounge
- * Fitted kitchen
- * Three double bedrooms
- * Modern styled shower room
- * Garage
- * Deep fore garden with lawn and driveway
- * Fabulous rear garden with excellent back drop



31 BIRCH CROFT ROAD, SUTTON COLDFIELD, B75 6BP OFFERS AROUND £430,000

Ideally located on this ever popular residential road. This superb freehold property is council tax band E and offers excellent accommodation including enclosed porch, entrance hall, guests cloakroom, dining room, lovely extended living room with lovely open views and kitchen. To the first floor are three double bedrooms and a modern styled shower room. Outside is a deep fore garden with driveway and access to garage front. To the rear is a generous garden with patio, lawn and planted shrubs. Beyond the garden is a playing field offering a wonderful back drop. Viewing should be considered a priority to appreciate.

Access is via a deep fore garden with lawn and brick blocked driveway offering parking and access to garage front

Enclosed porch with double opening doors to timber and glazed reception door with matching multi panel to side

HALLWAY :

With stairs to first floor, radiator, coving to ceiling, door to useful understairs storage cupboard and further doors into lounge, dining room, kitchen and:

GUEST CLOAKROOM:

Having a white low level WC, wash hand basin, double glazed opaque window and coving to ceiling

EXTENDED LOUNGE: 16'6 x 10'9 (max) / 9'0 (min)

A lovely reception room with fabulous rear views, coving to ceiling, radiator, double glazed patio doors system to rear

DINING ROOM: 14'5 (max into bay) / 12'10 (min) x 11'4

Having double glazed bay window to front, radiator, coving to ceiling, double doors to lounge, built in storage and display cupboard

KITCHEN: 12'10 x 7'0 (max)

Having a range of drawer, base and eye level cupboards, work surfaces, stainless steel sink and double drainer, four ring gas hob with extractor hood over, double oven / grill combination, tiling to walls, double glazed window to rear, door to side, radiator, space and plumbing for washing machine, integrated freezer and fridge

FIRST FLOOR LANDING:

With access to loft space, double glazed window to side, doors into:

BEDROOM ONE: 13'0 (max) / 11'8 (min) x 10'3 (into wardrobe) / 8'5 (to wardrobe front)

An excellent double bedroom, double glazed window to front, radiator

BEDROOM TWO: 10'4 (max) / 8'8 (min) x 10'2 (max) / 8'0 (min to cupboard front)

A second double bedroom with fitted mirror fronted wardrobe, airing cupboard housing wall mounted gas central heating boiler, radiator, double glazed window to rear offering glorious views

BEDROOM THREE: 11'7 (max) x 10'1 (max) / 7'8 (min)

An excellent third bedroom with double glazed windows to front and rear, radiator, half door into under eaves storage

SHOWER ROOM:

Having a self contained shower cubicle with fitted shower, pedestal wash hand basin, close couple WC, elegant tiling to walls, radiator, double glazed patterned window

OUTSIDE:

GARDEN:

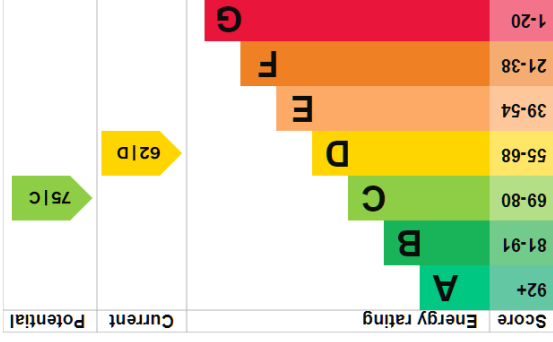
With paved patio area leading to a lawn with planted shrubs, fencing to borders and lovely open views to playing field, brick built out house with two sheds one at the bottom of the garden and one at the side of the house

GARAGE: (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE) Containing gas and electricity meters



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

TENURE:

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

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Cotysmore 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.)

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

