

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* Lounge
- \* Dining Room
- \* Snug
- \* Sun Room
- \* Three Bedrooms
- \* Family Bathroom
- \* Downstairs Shower Room
- \* Garage
- \* Double Glazing
- \* No upward Chain



***1 FOWLER ROAD, SUTTON COLDFIELD, B75 7LN OFFERS AROUND £280,000***

Situated on this popular development is this freehold property that benefits from double glazing where specified. The accommodation offers lounge, dining room with sun room off, kitchen, downstairs shower room, snug, to the first floor are three generous bedrooms and family bathroom, to the side is a garage, enclosed rear garden, to the front is a lawn garden and offer road parking. Council tax band C. EPC E. Council tax band C.

Access is via off road parking space with lawn to side and access to garage

**ENCLOSED PORCH** Double glazed door with opaque glazed panel to side, double glazed window, fitted cloaks cupboard, electric heater, double glazed window to side, timber glazed reception door into:

**HALLWAY** Staircase to first floor, door into kitchen and door into:

**LOUNGE 15'2" max 13'7" min to chimney breast x 12'2" max 10'6" min** Double glazed bow bay window to front with deep display shelf, wall mounted gas fire, double opening doors into:

**DINING ROOM 10'4" x 9'8"** With wall mounted gas fire, archway through to sunroom and door into:

**KITCHEN 14'7" max into doorwell x 8'3"** Having wall, base and drawer cupboards with stainless steel sink and drainer, work surfaces, tiling to splashbacks, door into pantry, space and plumbing for washing machine, space for fridge freezer, space for gas cooker, open half archway into sunroom and door into:

**INNER LOBBY** Door into garage and door into:

**SHOWER ROOM** Low level W.C, shower tray with electric shower over, wall mounted wash hand basin

**GARAGE 20'9" x 8'5" (please check the suitability of this garage for your own vehicle)** Up and over door, light

**SUN ROOM 8'9" x 6'1"** Double glazed window to rear with double glazed patio door out to garden and door into:

**SNUG 14'4" x 7'11" max 6'9" min** Double glazed windows to rear and side

**FIRST FLOOR LANDING** Double glazed window to side, doors into:

**BEDROOM ONE 10'4" plus door well x 13'6"** Two double glazed windows to front, built in storage

**BEDROOM TWO 11'2" max 9'10" min x 12'4"** A second double bedroom with double glazed window to rear

**BEDROOM THREE 10'2" max 7'5" min to wardrobe front x 8'2"** Double glazed window to front, double opening doors into over stairs store / wardrobe

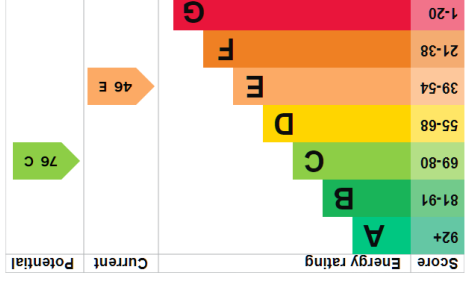
**BATHROOM** Panelled bath, close coupled W.C, wash hand basin set into vanity cupboard, double glazed opaque window to rear, door into airing cupboard

**OUTSIDE** A mature garden having lawn with an array of verdant flowers and shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





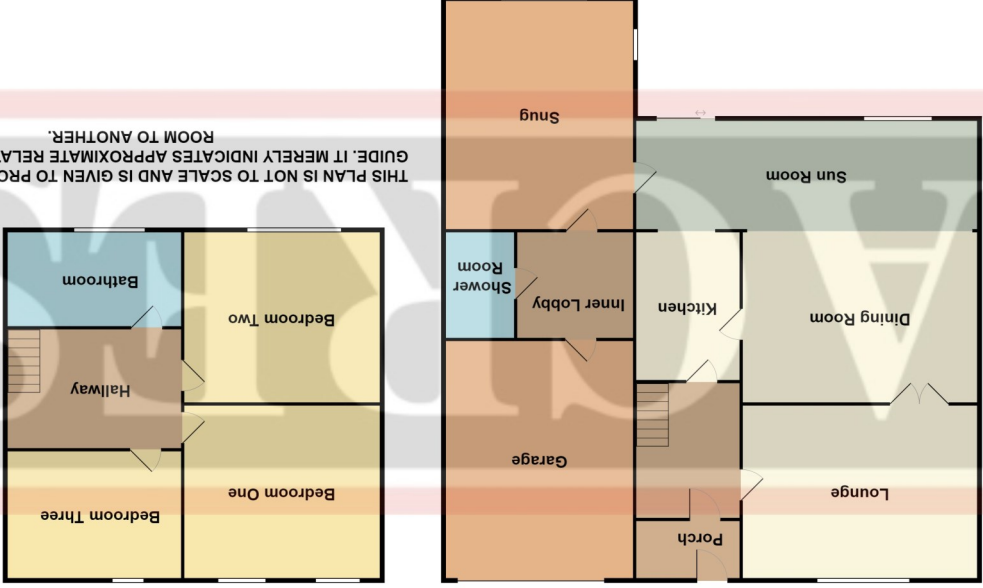
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:**

As per sales particulars.  
Recommended via Acres on 0121 321 2101.

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.