

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A superb detached property with lovely open views to front
- * Entrance hall
- * Family lounge
- * Dining Room
- * Kitchen
- * Three bedrooms
- * Bathroom and separate W.C
- * Fore garden
- * Long Mature rear garden
- * No upward chain



61 SUTTON OAK ROAD, SUTTON COLDFIELD, B73 6TQ - OFFER OVER £300,000

Ideally located with beautiful open views to the front and close to many local amenities this traditional detached and freehold property offers the potential purchaser so much scope to improve to their own taste. Council tax band D. The interiors include entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and bathroom. Outside is a planted fore garden with driveway leading to a tandem garage (with utility area to far rear). To the rear is a lovely generous garden with patio long lawn and an abundance of flowering and verdant trees and shrubs. Viewing is essential to appreciate how much potential this property offers. Call now to secure your spot. EPC rating E.

Access is via a planted fore garden with driveway

Enclosed porch Leading to timber stained glass reception door with stained glass windows to either side into:

Hallway Having staircase to first floor, radiator, half door into storage area, doors into dining room, kitchen and:

Lounge 13'10" x 10'10" max 9'10" min to chimney breast Having double glazed window system to rear including door to garden, coving to ceiling, classically styled fire surround, radiator

Dining room 13'6" max into bay 11'1" min x 10'8" max 9'10" min to chimney breast Double glazed bay window to front, coving to ceiling, radiator

Kitchen 9'2" x 6'0" Having base, drawer and eye level cupboards, tiled work surfaces, stainless steel sink and drainer, space for gas cooker, double glazed window to rear, door into:

Garage 26'6" max x 6'3" max (Please check the suitability of this garage for your vehicle) Having double doors to front, door to garden. To the rear is a utility area with space and plumbing for washing machine, space for dryer, wall mounted central heating boiler

First floor landing Having double glazed opaque window to side

Bedroom one 14'0" x 10'10" max 9'11" min to chimney breast 9'3" min to wardrobe front Having double glazed window to rear, radiator, built in His and Hers wardrobes

Bedroom two 14'0" max into bay 10'11" min x 10'10" max 10'0" to chimney breast 9'5" min to wardrobe front Double glazed bay window to front, radiator, built in wardrobe

Bedroom three 7'11" max x 5'9" max Double glazed window to front, built in bed and storage, access to loft

Bathroom Having panelled bath with electric shower over, pedestal wash hand basin, tiling to walls, double glazed opaque window, door into airing cupboard, radiator

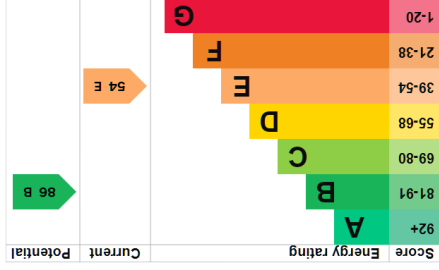
Separate W.C Low level W.C, double glazed opaque window, tiling to part walls

Rear garden Having a long lawn with deep border, trees, shrubs and hedging throughout



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





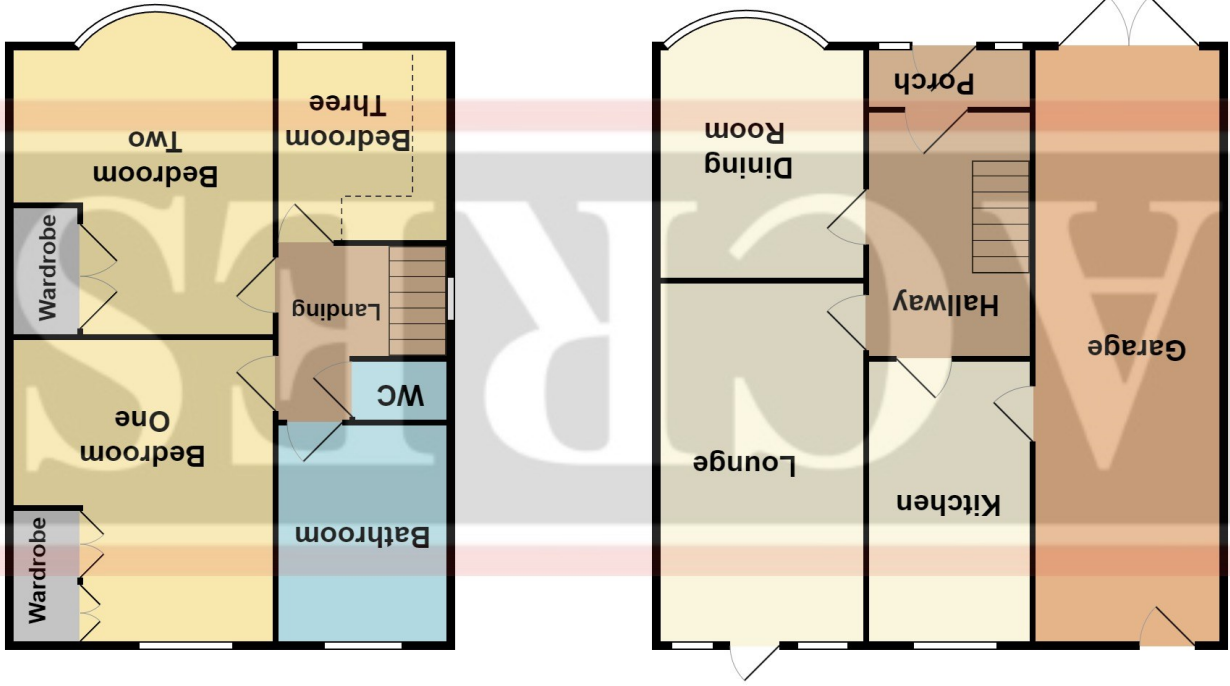
TENURE:

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

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Rectory 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 MERELY AS A GUIDE TO SHOW THE APPROXIMATE LOCATION 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.