

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Period Style End Terrace
- * Family Lounge
- * Dining Room
- * Kitchen
- * Ground Floor bathroom
- * Three Good Size Bedrooms
- * Rear Garden
- * No Chain



19 Court Lane, Erdington, B23 6NS ~ Offers around £190,000

This is an extremely spacious period style freehold property that offers excellent accommodation throughout. Council tax band B. The interiors offer Dining Room, Family Lounge, kitchen and ground floor bathroom. To the first floor are three excellent bedrooms, outside is a fore garden and to the rear is a fabulous long garden. This property offers no upward chain. EPC rating C.

Access is via: a fore garden with pathway to double glazed reception door into:

LOUNGE 13'5" max into bay 11'3" min x 11'5" Having angled double glazed bay window to front, coving and medallion to ceiling, radiator, double glazed window to side door into:

SITTING ROOM 12'2" x 11'4" max 10'6" min to chimney breast Having double glazed window to rear, radiator, coving to ceiling, door into under stairs storage cupboard, door to staircase, classically styled fire surround with living flame effect fire

KITCHEN 12'0" x 6'7" Having a range of drawer, base and eye level cupboards, sink and drainer, space for gas cooker, work surface and tiling to part walls, double opening doors into storage cupboard, radiator, two double glazed windows to side door to garden and door into:

BATHROOM Having white panelled bath, pedestal wash hand basin, closed coupled WC, self contained shower cubicle, tiling to walls and floor, double glazed opaque window

FIRST FLOOR LANDING Having radiator and doors into:

BEDROOM ONE 11'3" x 11'4" Having double glazed window to front, radiator, door into store cupboard with access to loft

BEDROOM TWO 12'3 x 8'6" max 7'7" min to chimney breast Having double glazed window to rear, radiator

BEDROOM THREE 10'8" min to cupboard front x 6'5" Having double glazed window to side, radiator, door to airing cupboard and door into boiler cupboard

OUTSIDE Paved patio area and lawn



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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.)
B
As per sales particulars.

