

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * An incredible detached residence
- * Ideally located for many local amenities
- * Enclosed porch, entrance hall and guests cloakroom
- * Dual aspect inglenook lounge
- * Modern styled dining kitchen
- * Sitting room/games room
- * Five bedrooms including master with ensuite
- * Four further excellent bedrooms
- * Fore Garden offering parking and access to double garage
- * Generous rear garden



22 Jaffray Crescent, Erdington, B24 8BE ~ Offers around £535,000

Acres are proud to offer for sale this incredible detached residence that is freehold upon completion and council tax band F. The interiors are superb and offer very spacious rooms to include enclosed porch, entrance hall, guests cloakroom, wonderful dual aspect inglenook lounge, large fitted dining kitchen leading to a sitting room/games room and utility. To the first floor are five excellent bedrooms including Master Bedroom with en-suite shower room, plus four further bedrooms and a family bathroom with white suite. Outside is a brick blocked fore garden offer parking space and access to double garage and to the rear is garden with superb entertaining area including patio, bar area and lawn. Viewing is absolutely essential to appreciate all that is on offer. EPC rating C.

Access is via a brick blocked fore garden offering multiple parking spaces and access to garage front

ENCLOSE PORCH Double glazed window and matching double glazed double opening doors, grey toned flooring, timber glazed reception door with matching vertical panel to side

ENTRANCE HALL Having decorative coving and medallion to ceiling, radiator, newel and balustrade staircase to first floor, radiator and doors into Kitchen, Lounge, Sitting/Dining room and

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, radiator and double glazed leaded light window to side

LOUNGE 22'0" max into bay 18'10" min x 12'0" min 15'3" max into inglenook An excellent dual aspect lounge with double glazed leaded light bay window to front and double glazed window system to rear including double opening doors to garden, feature inlaid brick inglenook, two radiators, coving and medallion to ceiling

DINING KITCHEN 18'10" x 10'3" Having comprehensive range of units to include drawer, base and eye level cupboards, fitted four ring gas hob with extractor hood over and fitted electric oven, space for American Style fridge/freezer, marble effect worksurface and tiling to splash backs, plus complimentary breakfast bar, spotlights to ceiling, double glazed window to rear, further double glazed window and door to side, door into utility and open access into:

SITTING/DINING ROOM 11'10" x 10'4" Decorative coving and medallion to ceiling, double glazed window system to rear including double opening door to garden, radiator

UTILITY ROOM 8'7" x 5'8" Base units, stainless steel sink and drainer, worksurface, space and plumbing for washing machine, radiator, tiling to splashback, hanging rail and shelving for storage

DOUBLE GARAGE 19'10" x 16'5" (please check the suitability of this garage for your own vehicle) Electric up and over door, leaded light window to side, Belfast style sink, light and power, wall mounted gas central heating boiler

FIRST FLOOR LANDING Access to loft space, dado rail, double glazed leaded light window to front, radiator, door into linen cupboard and doors into:

MASTER BEDROOM 14'0" min 19'0" max x 12'5" max 6'5" min Double glazed window to rear, radiator, door into:

ENSUITE SHOWER ROOM Having an overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, stylish tiling to part walls, radiator, double glazed opaque window

BEDROOM TWO 16'3" max x 12'2" max 10'0" min Two double glazed windows to side, radiator

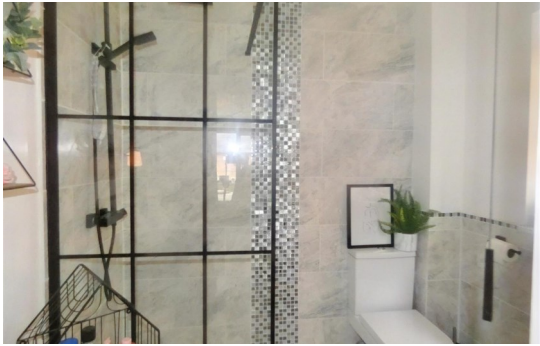
BEDROOM THREE 10'5" x 11'10" A third double bedroom with double glazed window to rear, radiator

BEDROOM FOUR 10'5" x 11'4" A fourth double bedroom with double glazed window to rear, radiator

BEDROOM FIVE 8'2" x 9'8" max 8'0" min Double glazed leaded light window to front, radiator

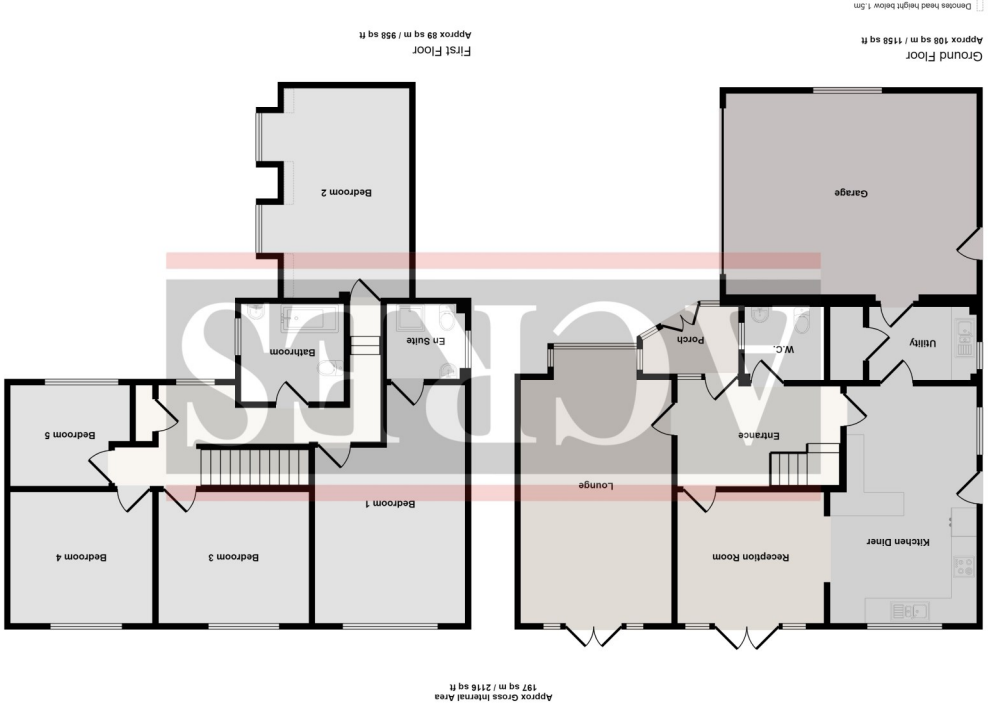
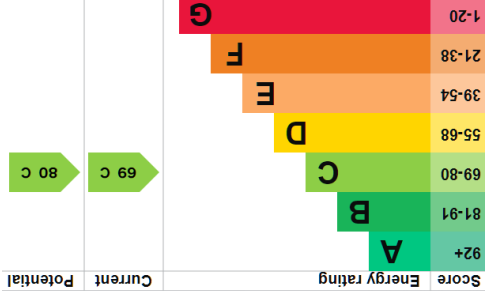
FAMILY BATHROOM Having a white panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, chrome ladder style radiator/towel rail, tiling to part walls, double glazed leaded light opaque window

REAR GARDEN Brick blocked patio to fore and side, lawned garden with further decked patios to side



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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

F COUNCIL TAX BAND:

FIXTURES & FITTINGS:

VIEWING:

As per sales particulars.

Recommended via Acres on 0121 321 2101.

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.