

ACRES

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- * A incredibly spacious property
- * Close to many local amenities
- * Entrance hall
- * Sitting Room
- * Extended open plan lounge, dining area and comprehensively fitted kitchen
- * Utility and wide side passageway
- * Two bedrooms to the first floor and family bathroom
- * Two further double bedrooms to the second floor
- * Fore garden offering parking space
- * Rear Garden



1 Ainsdale Gardens, Birmingham, B24 OEP ~ Offers around £260,000

This is such a wonderfully spacious property, close to many local amenities including primary school and all amenities in neighbouring Wylde Green. It is freehold and council tax band D. The interiors are incredibly generous and include entrance hall, sitting room, beautifully extended living kitchen with family area, dining area and comprehensively fitted kitchen with a range of white high gloss units, fitted utility and side passageway. To the first floor are two excellent bedrooms and modern family bathroom with white suite and to the second floor are two further double bedrooms. Outside is a fore garden offering parking space and to the rear is a garden with patio, artificial lawn and raised planted border. If you are looking for a property that offers you large and stylish rooms you need to view this one immediately. EPC rating is E.

Access is via: A fore garden, offering multi parking spaces and leading to a feature reception door with double glazed opaque vertical panel to side

HALLWAY Having staircase to first floor, grey toned flooring that continues through to extended lounge/kitchen

SITTING ROOM 14'10" x 8'7" max 7'11" min Having double glazed window to front, radiator

LOUNGE/DINING 15'8" max 11'2" min x 21'3" max 14'2" min A wonderful modern living space with double glazed window system to rear, including door out to garden, flooring continuing through to:

KITCHEN A lovely white high gloss fitted kitchen with a range of base, drawer and eye level cupboards, integrated fridge and dishwasher, work surfaces and matching upstands, sink and drainer, five ring gas hob with glazed splashback, extractor hood, two electric ovens below, two double glazed window overlooking garden, door to utility

UTILITY 7'6" x 5'8" Fitted to complement the kitchen, base and wall mounted unit, cupboard housing wall mounted gas central heating boiler, space and plumbing for wash machine, space for dryer, integrated wine rack, work surface and upstand, continuation of grey toned flooring and door out to side veranda:

SIDE VERANDA Offering excellent storage space, door to front and fitted shelving

FIRST FLOOR LANDING Having double glazed window to front, radiator, staircase continuing to second floor and door into:

BEDROOM ONE 9'10" x 15'3" A superb double bedroom with lovely double glazed picture window, radiator, coving to ceiling

BEDROOM TWO 7'7" x 8'10" Having double glazed window to front, radiator

BATHROOM A modern styled bathroom with white suite including double ended bath with shower attached, wash hand basin set in to vanity unit, close coupled WC, self contained shower cubicle with overhead shower and rinser aid, tiling to part walls, grey toned floors and ladder style radiator/towel rail

SECOND FLOOR LANDING Having double glazed window to front, radiator and doors into:

BEDROOM THREE 15'3" x 8'8" An excellent third double bedroom, double glazed picture window to rear, radiator

BEDROOM FOUR 15'10" x 8'10" An excellent double bedroom with double glazed window to front, radiator

REAR GARDEN Having patio to fore leading to an artificial lawn, raised planted bed and garden shed to rear



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 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:

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

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

