

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb period style property
- ◆ Double glazing and gas central heating (both where specified)
- ◆ Dining Room
- ◆ Living Room
- ◆ Fitted Kitchen
- ◆ Two excellent bedrooms
- ◆ Large Bathroom with white suite
- ◆ Fore Garden
- ◆ Long rear garden



49 Fern Road, Sutton Coldfield, B24 9DA ~ Offers around £179,950

This is an excellent freehold property ideally located, close to many amenities including shops, public transport and schools. Council tax band A. The interiors are very generous and include a dining room, separate lounge and fitted kitchen. To the first floor are two generous bedrooms and bathroom with white suite. Outside is a fore garden and to the rear is a long garden with patio areas and lawn. This is an excellent buy whether you are looking to live here or rent out. EPC rating D.

Access is via a fore garden leading to a timber reception door with glazed transom above

DINING ROOM 12'6" max into bay 11'1" min x 12'1"max 10'10" min to chimney breast Double glazed window to front, radiator, grey toned timber effect floor, door into:

INNER HALL With door into under stairs store cupboard

LOUNGE 12'3" x 12'3" max 11'2" min to chimney breast Coving and medallion to ceiling, double glazed double opening doors to garden, feature fire surround with decorative tiled cheeks with electric living flame effect fire, radiator, grey toned timber effect floor, door into staircase and door into:

KITCHEN 10'0" x 7;0" Having a range of drawer, base and eye level cupboards, worksurface and matching splash back, space for gas cooker, space for fridge freezer, stainless steel one and half bowl sink and drainer, double glazed window to side, radiator, tiled floor and door out to garden

FIRST FLOOR LANDING Radiator, access to loft space doors into:

BEDROOM ONE 11'1" x 12'0" max 10'10" min to chimney breast Two double glazed windows to front, radiator

BEDROOM TWO 12'0" x 9'3" max 8'1" min to chimney breast An excellent second bedroom with double glazed window to rear, door into store cupboard

BATHROOM Having a white suite comprising of panelled bath with electric shower over, wash hand basin set into a vanity unit, close coupled WC and bidet, tiling to part walls, double glazed patterned window, wall mounted gas central heating boiler, ladder style radiator/towel rail, tiled floor

REAR GARDEN Brick blocked side and fore area, timber decked patio leading to a long lawn, hedging and fencing to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

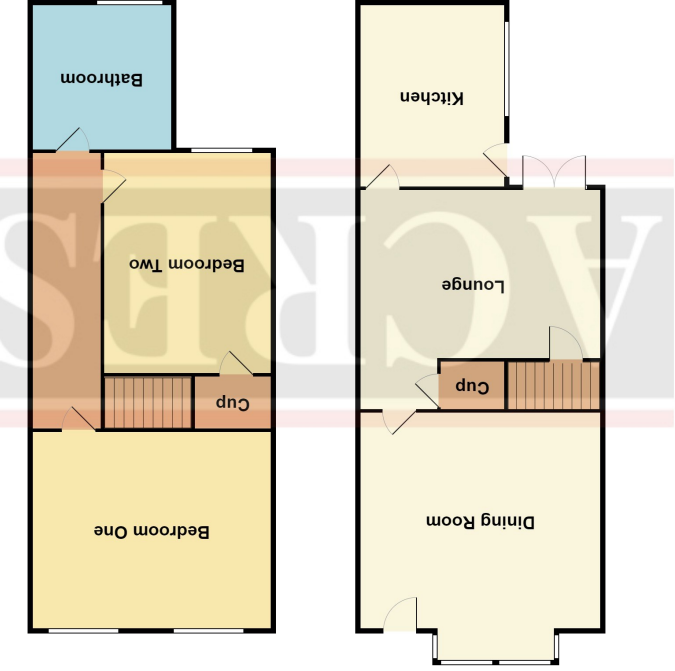




Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G		

TENURE:

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



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

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.

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.