

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Located close to many local amenities including Sutton Park, shops and school
- ◆ Double glazing and gas central heating (both where specified)
- ◆ Enclosed porch and entrance hall
- ◆ Lounge and separate dining room
- ◆ Modern high gloss fitted kitchen
- ◆ Three generous bedrooms
- ◆ Modern fitted shower room
- ◆ Brick Blocked fore garden offering multiple parking
- ◆ Mature lawned garden
- ◆ No upward chain



79 Coppice View Road, Sutton Coldfield, B73 6UF ~ Offers around £275,000

This is an excellent opportunity to purchase a superb freehold property that is council tax band C. Located beautifully, close to the beauty spot that is Sutton Park, local shops and schools. The interiors offer excellent accommodation to include enclosed porch, entrance hall, lounge and separate dining room, there is a modern styled fitted kitchen with a range of high gloss units and large side area and WC. To the first floor are three well sized bedrooms and a re-fitted shower room with large shower cubicle with overhead shower and rinser aid. Outside is a brick blocked fore garden offering multiple parking space and to the rear is a mature lawned garden. EPC rating D.

Access is via brick blocked fore garden offering multiple parking and access to

ENCLOSED PORCH Double glazed door with double glazed panels to both sides, leading to reception door into:

HALLWAY Newel and balustrade staircase to first floor, spotlights to ceiling, radiator, shaped door into under stairs storage cupboard and door into cloaks cupboard, doors into Kitchen and

LOUNGE 12'10" average measure x 12'0" max 9'1" min Double glazed window to fore, gas fire and courtesy door into:

DINING ROOM 9'10" x 9'0" Double glazed window system to rear including double opening doors to garden, radiator, door into:

KITCHEN 10'3" min x 9'1" max 7'5" min Having a range of high gloss modern style units to include drawer, base and eye level units, worksurface and matching upstands, etched drainer, stainless steel sink, space for cooker, under galley and spotlights to ceiling, tiling to splash back double glazed window to rear, door

SIDE AREA 20'5" min plus door well x 6'7" max Door to front and to rear, door into:

WC Close coupled WC, and wall mounted gas central heating boiler

FIRST FLOOR LANDING Access to loft space, double glazed opaque window, doors into:

BEDROOM ONE 12'10" max x 10'8" max 9'1" min Double glazed window to front, double doors into built in wardrobe system

BEDROOM TWO 10'0" min x 10'8" Double glazed window to rear, radiator

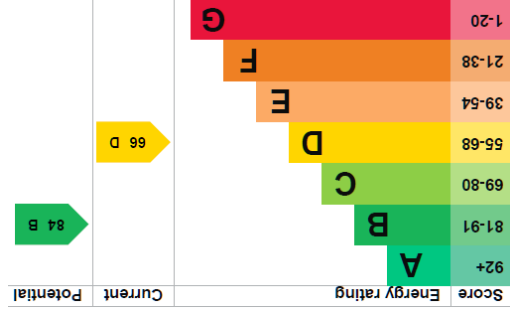
BEDROOM THREE 7'1"min to cupboard front 9'10" max x 7'6" min 9'0" max Double glazed window to front, radiator, cupboard housing stairwell

SHOWER ROOM Having a large shower cubicle with overhead shower and rinser aid, wash hand basin with waterfall style tap set into vanity unit, close coupled WC, tiling to part walls, double glazed opaque window, spotlights to ceiling, ladder style radiator/towel rail



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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:

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.

