

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk 🌐 www.acres.co.uk



- ◆ A wonderful town house set in the heart of Sutton Coldfield Town Centre
- ◆ Gate Development
- ◆ Ground Floor Hallway, guests cloak-room and Breakfast Kitchen
- ◆ First floor Lounge and Dining Room/Bedroom 4
- ◆ Second Floor Two Bedrooms and Bathroom
- ◆ Third Floor Master Bedroom Shower room and Dressing Room/Store Room
- ◆ Garage
- ◆ Communal Grounds
- ◆ Offering No Upward Chain
- ◆ Viewing is essential to appreciate



77 Caversham Place, Sutton Coldfield, B73 6HW ~ Offers around £295,000

This freehold property in council tax band F and enjoys an enviable central Sutton Coldfield town centre location. This spacious three/four bedroom town house is located within a gated development in the highly respected Caversham Place. Situated within walking distance of all local amenities. The interiors are very generous and include, Ground floor. Hall with stairs flowing to the first floor accommodation, guest w.c, and fitted kitchen/breakfast room. First floor. Landing with stairs flowing to the second floor accommodation, lounge, and dining room/bedroom 4. Second Floor. Landing with stairs flowing to the third floor, family bathroom and two bedrooms. Third floor. Landing with access to master bedroom and shower room and dressing room/store room. Outside is a Garage. Communal grounds surrounding the property which can be approached by security gates. EPC RATING C.

Access is via a reception door into

HALLWAY Coving to ceiling, insert mat well, radiator, staircase to first floor, door into kitchen and

GUEST CLOAKROOM White close coupled WC, pedestal wash hand basin, tiling to approximately half height, timber effect floor, spotlights to ceiling

KITCHEN 13'8" min x 13'0" Drawer, base and eye level cupboards, housing for fridge freezer, worksurface, tiling to splash back, tiling to floor, stainless steel sink and drainer, coving and spotlights to ceiling radiator, double glazed window to rear

FIRST FLOOR LANDING Staircase to second floor, door into Dining room/bedroom four and door into:

LOUNGE 14'10" x 13'0" max 12'0" min to chimney breast Double glazed window system to rear with door to Juliette balcony, fire surround with living flame effect gas fire, coving and medallion to ceiling, radiator

DINING ROOM/BEDROOM FTWO 16'10" max 11'0" min x 13'0" max 8'2" min Double glazed window to front, coving and medallion to ceiling, radiator

SECOND FLOOR LANDING Staircase for third floor, radiator and door into

BEDROOM THREE 10'10" x 12'11" max Double glazed window to front, coving to ceiling, radiator

BEDROOM FOUR 7'8" max x 13'0" max 10'11" min to wardrobe front Double glazed window system with door to Juliette Balcony, coving to ceiling, built in wardrobe, radiator

BATHROOM Having a white suite comprising of panelled bath with shower above, pedestal wash hand basin, close coupled WC, monochromatic tiling to part walls, spotlights to ceiling, chrome ladder style radiator/towel rail, door into airing cupboard

THIRD FLOOR LANDING Coving to ceiling and doors into

MASTER BEDROOM 14'11" x 10'10" min to wardrobe front A spacious bedroom with double glazed window system including door to Juliette Balcony, radiator, three built in double wardrobes

SHOWER ROOM Self contained shower cubicle with fitted shower, pedestal wash hand basin, close coupled WC, tiling to part walls, chrome ladder system radiator/towel rail, access to loft space, two double opening doors into dressing room

GARAGE (Please check the suitability of this garage for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



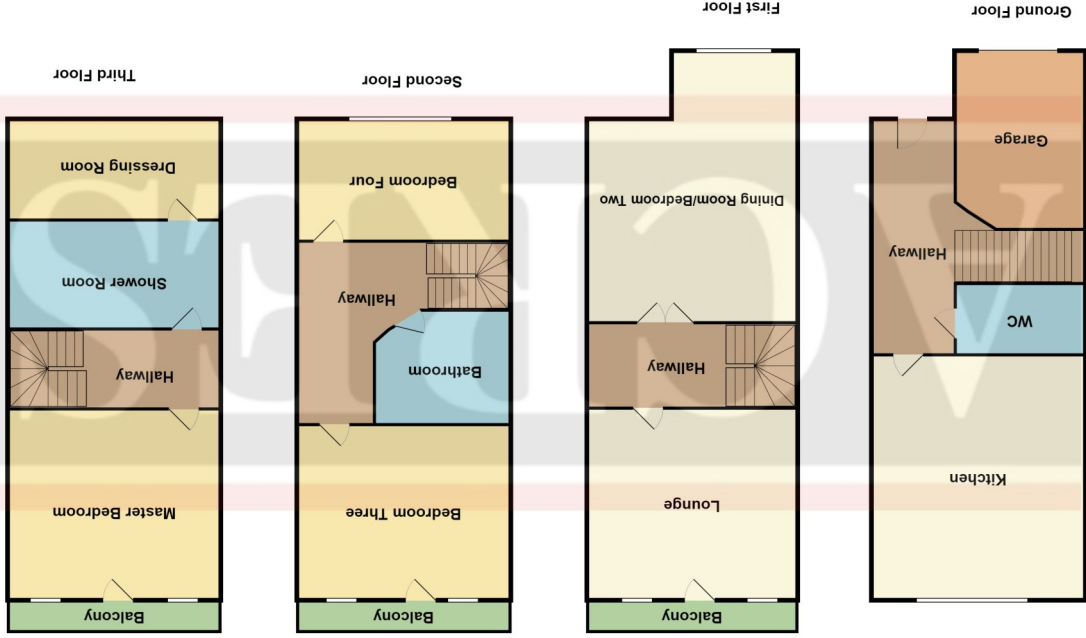
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

TENURE:

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.)
F
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.