

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An excellent detached residence
- ◆ beautifully located in Sutton Coldfield
- ◆ Offering no upward chain
- ◆ Entrance hall, inviting entrance hall and guests cloakroom
- ◆ Open plan lounge and dining room
- ◆ Very generous light toned kitchen
- ◆ Three fabulous double bedrooms
- ◆ Bathroom and separate W.C.
- ◆ Deep fore garden with lawn and parking space
- ◆ Garage
- ◆ Excellent rear garden with long lawn



24 Birch Croft Road, Sutton Coldfield, B75 6BP ~ Offers over £425,000

Situated beautifully in the heart of Sutton Coldfield this excellent freehold detached residence offers excellent accommodation throughout. and council tax band E. The interiors very briefly offer, enclosed porch, large inviting entrance hall, guests cloakroom, very spacious lounge/dining room and very generous light toned fitted kitchen. To the first floor are three amazing double bedrooms (two with fitted wardrobes) bathroom and separate W.C. To the front is a very deep fore garden with lawn, driveway for multiple vehicles and access to garage front and to the rear is a superb garden with patio and long lawn. This really is an excellent buy and offers no upward chain. EPC rating D.

Access is via: A deep fore garden with lawn, driveway and access to garage

PORCH Having double glazed opaque windows to front and side, tiled floor, PVC reception door and double glazed opaque vertical window to side

HALLWAY A large inviting hallway, staircase to first floor, radiator, half door into understairs storage, doors into guest cloakroom, lounge and kitchen

KITCHEN 15'8" x 9'6" A very generous light toned kitchen with drawer, base and eye level units, timber effect work surfaces, tiling to walls, space for gas cooker, extractor fan overhead, space for white goods, space and plumbing for washing machine, stainless steel sink and drainer, double glazed window to rear and side, double glazed door to garden and door into larder with shelving, radiator

THROUGH LOUNGE/DINING ROOM 23'0" x 10'7" min Having double glazed window to front and double glazed window system to rear including door to garden, two radiators, wall mounted gas fire two further double glazed opaque windows to side

GUEST CLOAKROOM Having close coupled W.C, wash hand basin, tiling to walls, double glazed opaque window

FIRST FLOOR LANDING An excellent landing space, access to loft, double glazed opaque window to side, radiator, door into deep airing cupboard and further doors into:

BEDROOM ONE 13'5" x 13'9" A large double bedroom, double glazed window to front, double glazed opaque windows to side, radiator

BEDROOM TWO 9'3" x 13'9" max 11'9" min to wardrobe front Having a double glazed window to rear over looking the garden, built-in wardrobes and chest of drawers to one side, radiator

BEDROOM THREE 9'10" x 12'7" max 10'7" min to wardrobe front A third excellent double bedroom with double glazed window to front, radiator, built-in wardrobes and chest of drawers to one side

BATHROOM Having panelled bath with shower above, wash hand basin, ladder style radiator, tiling to walls, double glazed opaque window

SEPARATE W.C Closed coupled WC, double glazed opaque window

REAR GARDEN Patio area to fore leading to a long lawn with pathway through to deep stone chipped area with planted trees, plus two brick built outhouses

GARAGE 16'4" x 9'0" max 8'0" min *(Please check suitability of this garage for your own vehicle)* Up and over door, courtesy door to side, light



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	74 C
39-54	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:

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

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.)

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

