

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb property with one of the nicest elevated positions on the developments
- ◆ Beautifully presented throughout
- ◆ Enclosed porch and entrance hall
- ◆ Stylish Living Room
- ◆ Dining Room
- ◆ Modern styled Fitted Kitchen
- ◆ Rear verandah leading to lobby and Guests W.C.
- ◆ Three very generous double bedrooms, shower room and separate W.C.
- ◆ Brick Blocked fore garden offering multiple parking space
- ◆ Rear Garden with Patio, Lawn and Planted areas.



31 Grove Farm Drive, Sutton Coldfield, B75 7QY ~ Offers over £260,000

This lovely property is beautifully situated on a lovely elevated position with green area to the front. Freehold and council tax band B. This fabulous house offers internally an enclosed porch, entrance hall, superb living room with entertaining doors through to a dining room and stylish fitted kitchen, there is then a rear verandah and door into a lobby and guests cloakroom. To the first floor are three excellent double bedrooms, re-fitted shower room and separate W.C. Outside is a fore garden offering multiple parking space and a rear garden with patio, lawn and planted areas. This property should be viewed to appreciate the many features it has to offer including position, size and quality. EPC rating C.

Access is via brick blocked fore garden offering multiple parking spaces

Double glazed door to front leading to a feature double glazed reception door into:

HALLWAY Coving to ceiling , dado rail, staircase to first floor, timber effect floor, door into

LOUNGE 14'7" max 13'4" min to chimney breast x 11'6" Double glazed window to front, coving and medallion to ceiling, classically styled fire surround with marblesque back and hearth and fitted living flame effect fire, radiator

DINING ROOM 9'5" x 10'11" Coving and medallion to ceiling, double glazed window overlooking the garden, radiator

KITCHEN 10'10" max to door well 8'0" min x 9'10" Having a range of units to include drawer, base and eye level cupboards, space and plumbing for washing machine, space for gas cooker, worksurface and tiling to part walls, sink and drainer, radiator, half door into under stairs storage cupboard, coving to ceiling, grey toned flooring, double glazed window and door out to

REAR PORCH/VERANDAH Storage and worksurface, double glazed window and door to garden and door into

LOBBY Double glazed window to side and access into

WC Close coupled WC, double glazed opaque window, waterproof wall covering

FIRST FLOOR LANDING Coving to ceiling, dado rail and doors into

BEDROOM ONE 13'0" max 9'8" min x 11'5" A very generous double bedroom with two double glazed window to front offering wonderful views, radiator

BEDROOM TWO 11'7" max 5'10" min to stairwell x 12'4" max 5'10" min A second excellent double bedroom with double glazed window to front, radiator

BEDROOM THREE 10'10" x 9'5" A third double bedroom with double glazed window to rear, radiator, built in double wardrobe

SHOWER ROOM self contained shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, chrome ladder style radiator/towel rail, double glazed patterned window, water proof wall covering and tiling to walls and floor

SEPARATE WC White close coupled WC, opaque glazed window to rear, radiator, decorative tiling to part walls

REAR GARDEN Patio to fore and gated access, deep planted borders, step up to the lawn with further planted area to the rear, door into brick built out house



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	
81-91	B		84 B
92+	A		



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.

