

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A wonderful extended and traditional styled property
- ◆ Ideally located in the heart of Boldmere
- ◆ Enclosed porch, entrance hall and guests cloakroom
- ◆ Very spacious lounge, dining and sitting room
- ◆ Extended high gloss kitchen
- ◆ Three excellent bedrooms
- ◆ Bathroom with white suite
- ◆ Fore garden offering multiple parking and Electrical Vehicle point
- ◆ Rear Garden with home office/garden room
- ◆ No upward chain



76 Redacre Road, Sutton Coldfield, B73 5EE ~ Offers around £450,000

This is a wonderful traditional styled freehold property that is council tax band C. Perfectly positioned close to all of Boldmere's many amenities including a bustling high street, schools, cross city line and the beauty spot that is Sutton Park. The interiors have been extended and enhanced by the current Vendor and include the following, enclosed porch, entrance hall, guests cloakroom, incredible open plan lounge, dining and rear sitting area with bi-folding doors to garden plus enlarged modern high gloss breakfast kitchen. To the first floor are three excellent bedrooms and a stylish bathroom with white suite. Outside is a brick blocked fore garden offering parking space and to the rear is a garden with three patio areas and lawn. To the rear of the garden is a home office/garden room with bi-folding doors. This property will offer the lucky buyer a wonderful home within an a very popular residential area. EPC to be confirmed

Access is via a fore garden with tarmacked driveway with space for multiple vehicles leading to

ENCLOSED PORCH Double glazed window to side and double glazed double opening door to front, tiled floor, timber and stained glass reception door with opaque leaded light stained glass window to side into

HALLWAY Newel and balustrade staircase to first floor, timber effect floor and insert mat well. Coving to ceiling, radiator, doors into, Kitchen, Lounge and

GUEST CLOAKROOM White close coupled WC, wash hand basin, chrome ladder style radiator/towel rail, double glazed opaque window , tiled floor, extractor fan

THROUGH LOUNGE, LIVING, DINING AND SITTING ROOM Incredibly large and well presented living area

LOUNGE AREA 36'8" max into bay x 9'9" min 12'8" max Double glazed bay window to front, coving and medallion to ceiling, radiator, traditional style fire surround with marblesque back and hearth plus living flame effect fire, open access to

DINING AREA Continuation with matching decor, coving and medallion to ceiling, radiator and to the far rear is an extended living area with two double glazed Velux roof lights which are power openable, radiator and bi folding doors to garden

KITCHEN 18'0" max 14'4" average x 10'7" max 8'0" min A very stylish extended kitchen with a range of modern style high gloss units to include drawer, base and eye level soft close cupboards, contrasting worksurface and tiling to splash backs, four ring gas hob with glazed splash back and chimney style extractor hood over, double oven/grill combination. Space and plumbing for dishwasher, space for fridge freezer, stainless steel one and half bowl sink and drainer under the double glazed rear window, double glazed window and door to side, two double glazed Velux roof lights which are power openable, radiator, space for breakfast table and chairs, door to open side access, and door into

UTILITY CUPBOARD With space and plumbing for washing machine plus wall mounted gas central heating boiler,

FIRST FLOOR LANDING Double glazed opaque window to side, access to loft space, doors into

BEDROOM ONE 15'3" max into bay 12'6" min x 11'7" max "" min to chimney breast An excellent double bedroom with double glazed bay window to front with fitted window seat, radiator, timber effect floor

BEDROOM TWO 12'6" x 11'10" max 10'7" min to chimney breast A second excellent double bedroom with double glazed window to rear overlooking the garden, picture rail, radiator

BEDROOM THREE 9'6" max into door well 6'10" min x 7'2" max Double glazed window to front, radiator, timber effect floor

FAMILY BATHROOM A lovely fitted bathroom with a white suite comprising of panelled bath, pedestal wash hand basin, close coupled WC, self contained shower cubicle with fitted shower, tiling with decorative boarder to part walls, tiling to floor, radiator, double glazed opaque window, spotlights to ceiling

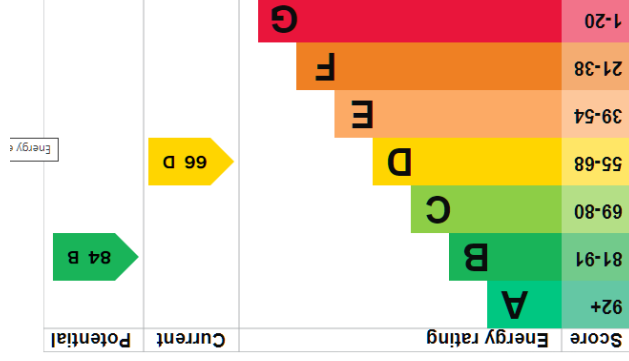
HOME OFFICE 9'9" x 10'00" An excellent multi functional room with a double glazed window to side and double glazed bi folding door to garden, wall mounted electric heater, grey toned timber effect floor, spotlights to ceiling, with separate garden storage area to rear

REAR GARDEN Patio to fore leading to a boarded lawn and further patio area to rear, gated access to rear



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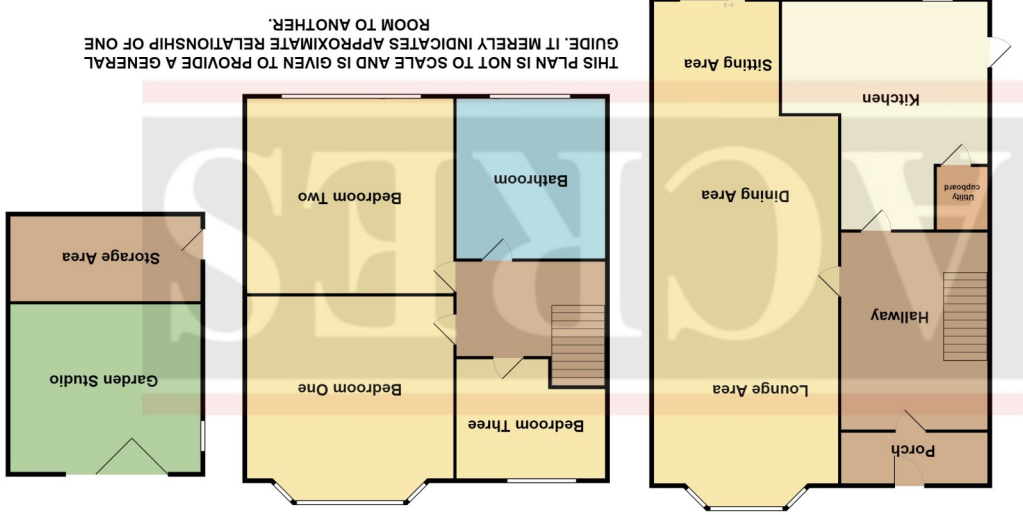




TENURE:

**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.



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.