

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ An excellent, extended traditional styled property with many exceptional features
- ◆ Large enclosed porch, entrance hall and guests cloakroom
- ◆ Sitting Room to front
- ◆ Extended lounge/dining area to rear leading to a conservatory
- ◆ Extended fitted kitchen, side passage way and utility area
- ◆ Three Bedrooms and staircase to loft area
- ◆ Period style bathroom with roll edge bath and separate shower cubicle
- ◆ Deep fore garden with multiple parking space and access to a double garage
- ◆ Mature garden with flowering and verdant trees and shrubs, side area and rear storage
- ◆ A superb residential area close to many amenities



76 Spring Lane, Erdington, B24 9BZ ~ Offers around £335,000

Acres are delighted to offer for sale this superb property that is freehold and council tax band C. The interiors and exterior is fabulous and includes the following a large enclosed porch, entrance hall, lovely sitting room to the front and open plan lounge/dining area to the rear, conservatory offering glorious garden views and fitted extended kitchen, side verandah/utility area and double garage. To the first floor is a landing leading to three bedrooms, period style bathroom with roll edge bath and separate shower cubicle and staircase to loft area. Outside is a very deep fore garden with stone chipped driveway for multiple cars, brick wall and gate to front plus access to a double garage. To the rear is a well matured garden with flowering and verdant trees and shrubs large storage to far rear and further patio space to side. This is a wonderful property that offers fabulous extended interiors, plus other extras such as a double garage and mature gardens. EPC rating E.

Access is via A large fore garden with feature wall to side and front, timber gate to front with multiple parking space and access to double garage front

PORCH Leaded light double glazed double opening doors and window to front, plus full height double glazed window to side leading to a larger than average porch with dado rail, timber effect floor leading through to:

ENTRANCE HALLWAY Double glazed reception door with window to side, newel and balustrade staircase to first floor, radiator, dado rail, internal window, further doors into lounge, sitting room and

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin, tiling to approximately half height, double glazed patterned window and spotlights to ceiling,

SITTING ROOM 13'0" max into bay 11'1"min x 12'4" max 11'3" min to cupboard Having a double glazed leaded light bay window to front, coving to ceiling, dado rail, original style timber fire surround with inset open grate with decorative tiled cheeks and tiled hearth

OPEN PLAN LOUNGE/DINING AREA 27'7" max 12'0" min x 11'7" max 8'3" min Dado rail, radiator, exposed brick chimney breast with open grate and grey tiled timber effect floor that continues through to:

DINING AREA With fitted base and draw cupboards, glazed wall mounted display units, timber display shelf and roof lantern, open access through to double glazed double doors to:

CONSERVATORY 9'5" x 8'6" A lovely addition to the family home with double glazed windows to side and rear, double glazed double opening doors

KITCHEN 17'4" x 8'0" max 6'6" min An extended kitchen with a range of units to include drawer, base and eye level cupboards, timber work surface, double crock sink, fitted gas cooker with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, double glazed window to rear and side, radiator, tiled splash back, continuation of floor from sitting room and door to:

COVERED SIDE PASSAGEWAY/UTILITY With three double glazed windows to side, double glazed door to garden, tiled floor, radiator, gas central heating boiler, into:

DOUBLE GARAGE 20'0" x 18'0" (please check the suitability of this garage for your own vehicle) A superb double garage with two doors to front, double glazed window, pedestrian door to rear,

FIRST FLOOR LANDING Double glazed window to side, doors into:

BEDROOM ONE 12'0" x 11'10" max 10'10" min to chimney breast Double glazed window to rear, dado rail, radiator

BEDROOM TWO 13'4" max to bay 8'0" min to staircase x 10'0" min to window front 10'7" max Double glazed leaded light bay window to front, built in wardrobe, radiator

BEDROOM THREE 7'6" x 6'8" Double glazed light leaded window to front, radiator

FAMILY BATHROOM 8'6" x 6'5" A lovely period style fitted bathroom with claw footed slipper bath with a telephone shower attachment, wash hand basin set into a vanity unit, close coupled WC, self contained shower cubicle, with over head shower and rinser aid, double glazed patterned windows to rear and side, radiator/towel rail, tiles to part walls, spot lights to ceiling

STAIR CASE Leading to loft area with velux roof window, under eaves storage

REAR GARDEN A mature garden with flowering and verdant trees and shrubs, large store to fore, rear and side area behind the double garage



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
56-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		
			76 C



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.

