

# ACRES

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- ◆ This is a lovely period style property
- ◆ Close to many amenities including the cross city line
- ◆ Lounge to front
- ◆ Open plan dining room and kitchen
- ◆ Ground Floor bathroom with white suite
- ◆ Two double bedrooms
- ◆ Fore garden
- ◆ Long Rear Garden
- ◆ Internal Viewing highly recommended



***91 Johnson Road, Erdington, B23 6PX - Asking Price £175,000***

This is a lovely period style freehold property that is council tax band B. Located close to many amenities including shops, restaurants, schools and The Cross City railway line. The interiors are excellent and includes the following living room with angled bay window to front leading to a large dining area opening into a fitted kitchen and door into a bathroom with white suite. To the first floor are two superb double bedrooms. Outside is a fore garden and to the rear is a long rear garden with patio and lawn. EPC rating D.

Access is via: An enclosed porch with double glazed door with transom above to double glazed reception door into:

**LOUNGE 13'10" max to bay 11'2" min x 11'10" max 10'8" min to chimney breast** Having double glazed angled bay window to front, deep coving and medallion to ceiling, radiator, classical style fire surround with marble back and hearth, fitted electric living flame effect fire, door into: under storage cupboard and open access into:

**DINING/KITCHEN** A superb open plan space

**DINING AREA 12'3" x 11'10" max 10'8" min into chimney breast** Having door to staircase, coving and medallion to ceiling, grey toned flooring leading to:

**KITCHEN AREA 7'6" max x 11'5" max 8'4" min average** Having a range of base, drawer and eye level cupboards, worksurfaces, tiling to splash back, four ring electric hob with electric oven underneath, space and plumbing for washing machine, stainless steel sink and drainer, double glazed window and door to garden, radiator, door into:

**BATHROOM** Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, ladder style radiator/towel rail, double glazed opaque window and tiling to walls

**FIRST FLOOR LANDING** doors into:

**BEDROOM ONE 11'5" x 11'10" max 10'7" min into chimney breast** Having double glazed window to front, radiator

**BEDROOM TWO 12'3" x 11'10" max 10'8" min to chimney breast** Having double glazed window to rear, door into built-in storage, radiator





**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		64 D
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.

