

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* A lovely modern styled property
- \* Ideal location close to many amenities
- \* Enclosed porch
- \* Dual aspect living room
- \* Fitted kitchen
- \* Rear conservatory
- \* Two bedrooms
- \* Bathroom with white suite
- \* Fore garden with access to garage
- \* Rear garden with lawn



***16 Yew Tree Road, Boldmere, B73 5HN—Offers Around £250,000***

Acres are delighted to offer for sale this lovely modern styled, freehold end of terrace property, with no upward chain. It is positioned beautifully in a cul-de-sac location off Sheffield Road, Boldmere. The interiors are bright and airy and include, enclosed porch with storage cupboard, stylish dual aspect living room with double opening doors into a lovely conservatory and fitted kitchen. To the first floor are two excellent bedrooms and a bathroom with white suite. Outside is a fore garden with lawn and driveway leading to garage front and to the rear is a garden with lawn and planted shrubs. Viewing is essential to appreciate both location and quality. EPC rating C. Council tax Band c.

Access is via a fore garden with lawn and driveway to garage front

Double glazed door into Porch with built in storage , double glazed reception door into:

**LIVING ROOM 22'9" max 13'01" min x 12'1" max 6'5" min** A superb dual aspect living room with double glazed window to front and double glazed double opening doors to conservatory, staircase to first floor, two radiators, stylish minster style fire surround with living flame effect fire, door into store cupboard and door into:

**KITCHEN 9'2" x 5'3"** White high gloss kitchen, drawer, base and eye level cupboards, four ring gas cooker with extractor over, space and plumbing for washing machine, space for fridge, stainless steel sink and drainer, work surface, tiling to splash back, double glazed window to rear

**CONSERVATORY 12'00" x 7'5"** Double glazed panels to rear and side, double glazed double opening door to garden

**FIRST FLOOR LANDING** Access to loft space, double glazed window to side, door into boiler cupboard

**BEDROOM ONE 11'9 x 9'0"** An excellent double bedroom with double glazed window to front, radiator and door into built in wardrobe

**BEDROOM TWO 10'10" x 6'1"** An excellent bedroom with double glazed window to rear, radiator

**BATHROOM** Having a white suite comprising of P shaped bath with glazed shower screen and fitted electric shower, pedestal wash hand basin, close coupled WC, complimentary tiling to part walls and floor, double glazed patterned window, chrome ladder style radiator/towel rail

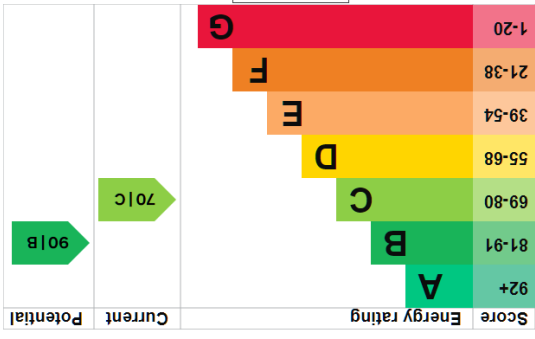
**REAR GARDEN** A lovely garden with lawn, shrubs to rear and side access to garage

**GARAGE 16'9" x 7'10" (please check the suitability of this garage for your own vehicle)** Up and over door to front, door to rear garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



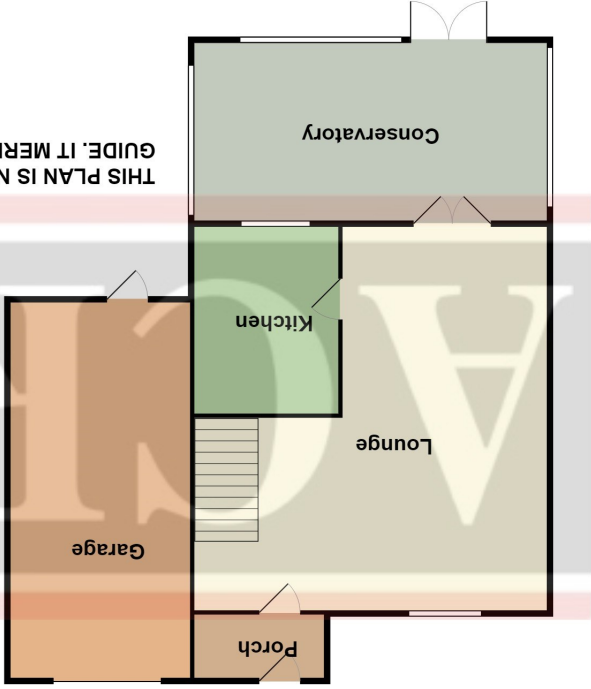


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

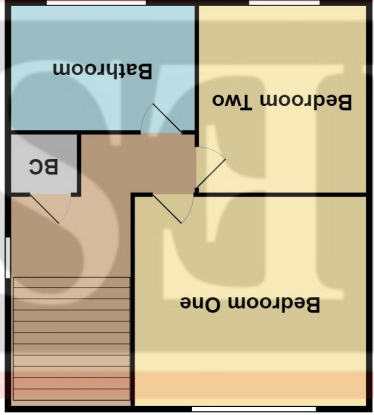
**TENURE:**

**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**  
**VIEWING:**  
**LOCATION :**

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.



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