

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Ideal for someone wanted to upgrade to their own taste
- ◆ Detached in an excellent residential location
- ◆ Through lounge
- ◆ Fitted kitchen
- ◆ Four Bedrooms
- ◆ Bathroom and separate W.C.
- ◆ Fore garden
- ◆ Garage
- ◆ Rear Garden
- ◆ No upward chain



71 Avery Road, Sutton Coldfield, B73 6QD ~ Offers offer £375,000

Ideally located on this very popular residential development close to many amenities including school, shops and the beauty spot the is Sutton Park. Freehold and council tax band E the interiors offer the lucky purchaser the ability to improve and update to their own taste and include, enclosed porch, generous through lounge/dining room, storage cupboard and fitted kitchen. To the first floor are four bedrooms, bathroom and separate W.C. Outside is a fore garden offering parking space and garden area plus access to garage front and to the rear is a garden with patio, lawn, large timber shed and an array of plants and shrubs, there is also an outside W.C. Viewing should be considered a priority as it is very unusual to have the ability to buy here at this price. EPC rating D.

Access is via: Paved and planted fore garden offering parking space and access to:

ENCLOSED PORCH Having double glazed door, double glazed window to front, leading to a timber reception door into:

THROUGH LOUNGE/DINING ROOM 28'0" X 10'2"

Lounge area: Having double glazed window to front and side, radiator, door into storage cupboard, open central staircase leading into:

Dining area: Having double glazed window to rear, radiator, door into:

KITCHEN 12'10" x 7'3" Having drawer, base and eye level cupboards, work surfaces, tiling to splash backs, four ring gas hob with extractor over head, electric oven, space and plumbing for washing machine, stainless steel one and a half bowl sink and drainer, double glazed window to rear and side door into garden

FIRST FLOOR LANDING Having access to loft and doors into:

BEDROOM ONE 13'8 x 8'7" Having double glazed window to front, radiator, door into overstairs storage cupboard

BEDROOM TWO 11'2" x 8'9" Having double glazed window to rear, radiator, door into overstairs storage cupboard

BEDROOM THREE 10'7 x 9'0" A third double bedroom, double glazed window to front, radiator

BEDROOM FOUR 8'10" x 5'7" min 8'0" max into storage Having double glazed window to rear, radiator, door into cupboard and open storage

BATHROOM Having panelled bath with electric shower overhead, pedestal wash hand basin, double glazed pattern window, radiator, tiling to part walls

SEPARATE W.C Having white close coupled WC, double glazed pattern window

REAR GARDEN Paved patio leading to a bordered lawn, large timber store

GARAGE (Please check suitability of this garage for your own vehicle) Up and over door to front, courtesy door to side



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

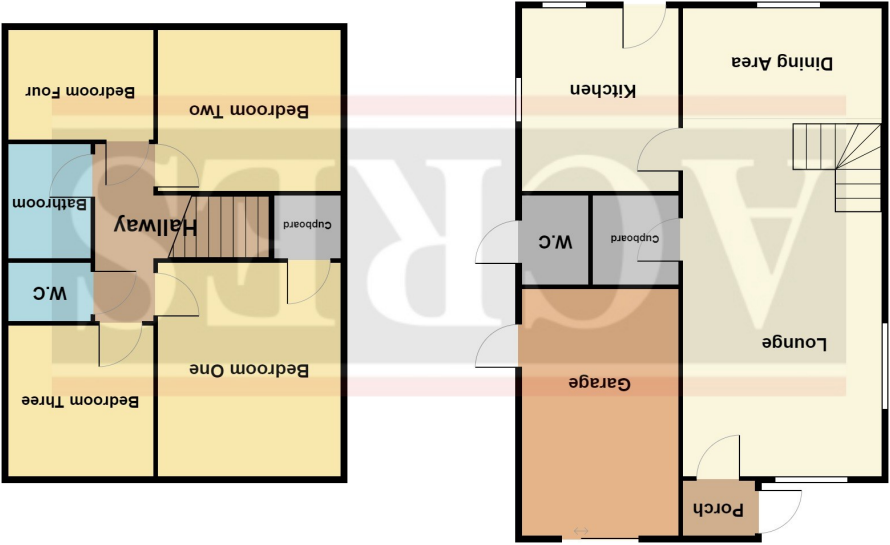


TENURE:
COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

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.



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.