

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- \* Immaculate semi-detached
- \* Spacious front lounge
- \* Rear dining room
- \* Bright conservatory
- \* Modern kitchen separate WC
- \* 3 bedrooms
- \* Modern family bathroom
- \* Magnificent rear garden
- \* Side garage and off road parking
- \* Viewing highly recommended



***53 COLLEGE ROAD, SUTTON COLDFIELD B73 5DJ Offers Around £420,000***

An exceptionally well maintained three bedroom semi-detached, leasehold family house located in a very convenient and popular residential location, enjoying easy access of Sutton Park and nearby shops, restaurants and bars in Boldmere, New Oscott and Sutton Town centre. College Road, Sutton Coldfield is also very popular for schools of all ages and public transport facilities. Briefly sharing this immaculate accommodation; Ground floor; enclosed porch, entrance, hall, through lounge and dining room and charming rear conservatory, modern fitted kitchen/breakfast room. To the First floor is a landing three excellent bedrooms and family bathroom. Outside is a side garage, guest w.c, beautifully designed and maintained rear garden with well stocked borders, fore garden offering ample off road parking. Double glazing and central heating (where applicable). EPC rating D and council tax band D.

**PORCH ENTRANCE:** double glazed door and window to front, wood effect floor, cupboard/meter box, timber stained glass front door to:

**HALLWAY:** stained glass window to front, radiator, wood effect flooring, under stairs recess with cupboard and shelving, doors to:

**LOUNGE:** 11'7" x 10'5", double glazed bay window to front, inset feature fireplace, radiator, coving to ceiling, louvre opening doors to:

**DINING ROOM:** 11'7"x 10'5", sliding doors to conservatory, radiator, inset feature fireplace, coving to ceiling,

**CONSERVATORY:** 13'4" x 10' , double glazed French doors to garden and double glazed window to side and rear, wood effect flooring, radiator, ceiling light with fan.

**KITCHEN:** 13'8" x 11'3" max 7'5" min, range of modern wall and base units with complementary wood effects work tops above, double glazed window to rear, double glazed door to rear, sky light window, inset lighting, wood effect floor, integrated dish washer, 1 1/2 bowl sink unit with mixer tap, built in Siemens oven, 5 ring gas hob, extractor fan above.

**FIRST FLOOR LANDING:** with double glazed obscure side window, with stained glass feature and access to loft.

**BEDROOM 1:** 12'11" x 8'8" excluding depth of wardrobes,, double glazed window to rear, radiator, fitted wardrobes with sliding doors to full width.

**BEDROOM 2:** 14' 6" x 8'8" excluding depth of wardrobes, having double glazed window to front, radiator, picture rail and fitted wardrobes to full width.

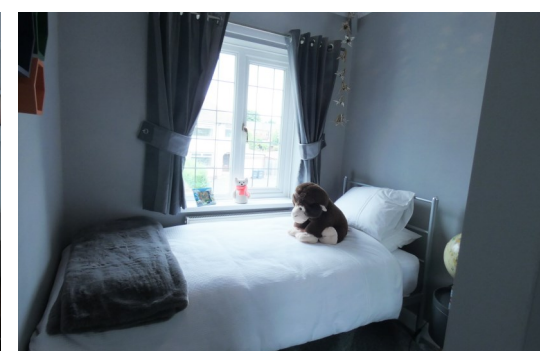
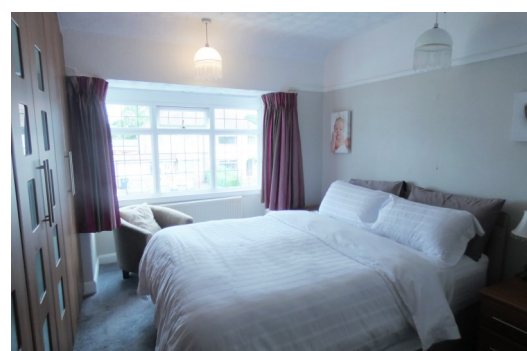
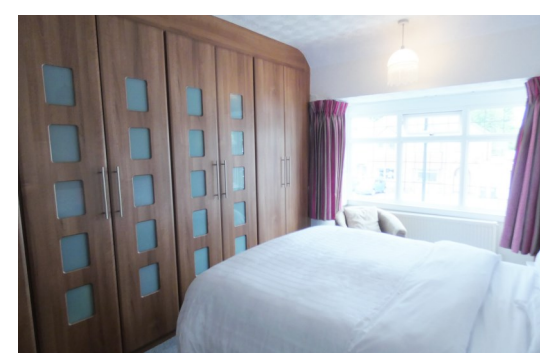
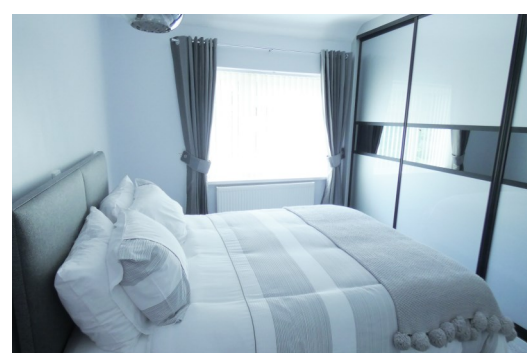
**BEDROOM 3:** 7' x 8'9" max 7'1" min excluding door recess, having double glazed window to front, radiator and fitted double wardrobes with mirrored sliding doors.

**BATHROOM:** having obscure double glazed window to rear partial modern wall tiling, white suite comprising panelled bath with central taps, low level wc, wash hand basin in modern vanity unit, separate shower cubicle with large fixed head shower, in addition to hand held shower, extractor fan, chrome ladder style radiator and inset lighting.

**OUTSIDE:** leading off the kitchen there is a guest wc and wash hand basin and benefiting from radiator.

**MAGNIFICENT REAR GARDEN:** having paved patio area/sun terrace, garden being mainly laid to lawn, with a range of herbaceous borders with shrubs and trees, garden shed and enclosed by fencing.

**GARAGE:** 13'6" x 7'4" (Please check the measurements are suitable for your vehicle), having hinged garage doors, power and light and housing the Vaillant boiler.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		

**TENURE:**  
note

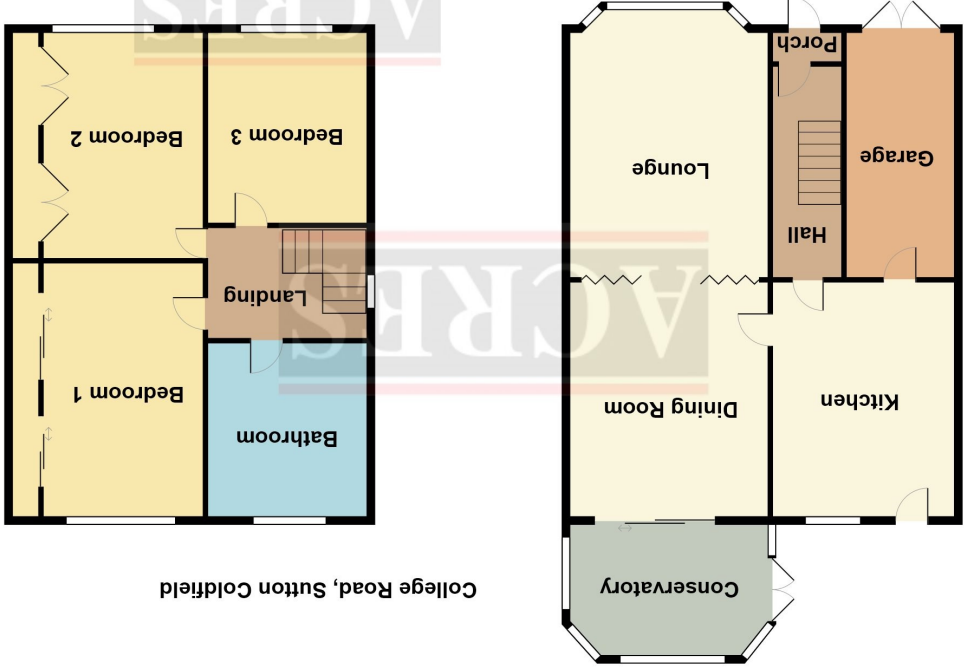
**COUNCIL TAX BAND:**  
FIXTURES & FITTINGS:

**VIEWING:**

D. As per sales particulars.  
Recommended via Acres on 0121 321 2101.

We have been informed by the vendors that the property is LEASEHOLD. (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 the 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.