

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A very stylish property situated in a popular residential area
- ◆ Entrance hall
- ◆ Generous and well presented family lounge
- ◆ Large dining room
- ◆ Modern high gloss fitted kitchen and utility area
- ◆ Master bedroom with fitted wardrobes
- ◆ Bedroom two with walk in storage cupboard
- ◆ Fore garden with wide crete print area and lounge
- ◆ Well sized rear garden with patio and lawn
- ◆ Viewing is essential to appreciate



38 Chadwick Road, Sutton Coldfield, B75 7QU ~ Offers around £250,000

This is a beautifully presented property that is freehold and ideally located for many amenities including schools for all ages, shops and parks. This area is so popular and this particular property is very well presented throughout. The spacious interiors include entrance hall, generous family lounge, and excellent dining room, lovely modern high gloss kitchen and utility area. To the first floor are two double bedrooms, master with fitted wardrobes and vanity unit, bedroom two with walk in storage and bathroom with spa bath. Outside the property has a fore garden with wide crete print area to side and lawn, to the rear is a large garden with patio and lawn. Viewing should be considered a priority so that you do not miss out. Council tax band B EPC rating to be confirmed.

Access is via a fore garden with crete print pathway to side and steps leading to a double glazed reception door

HALLWAY Coving to ceiling, staircase to first floor, doors into Dining Room and

LOUNGE 16'6" max 15'3" min to chimney breast x 10'7" min 12'7" max into recess A beautifully presented and generous living room with double glazed window to front, coving to ceiling, contemporary styled fire surround with fitted electric living flame effect fire

DINING ROOM 10'3" min 11'8" max x 16'8" max into door well 13'0" min A very generous and elegant room with large double glazed window overlooking the garden, coving to ceiling, radiator, panelling to part walls, breakfast bar to rear, timber effect floor, door into store cupboard and door into

KITCHEN 12'3" x 6'8" Having a range of white high gloss units to include drawer, base and eye level cupboards, timber effect work surface and tiling to splash back, coving to ceiling, four ring gas hob with extractor hood over and electric oven under, space for fridge/freezer, stainless steel one and half bowl sink and drainer, two double glazed window and doors to rear, double glazed patterned window to side, radiator, grey toned flooring, to the rear is a

UTILITY AREA 7'0" x 6'0" max 3'5" min With space and plumbing for washing machine, work surface and shelving, wall mounted gas central heating boiler,

FIRST FLOOR LANDING Coving to ceiling, door into two storage cupboards and

BEDROOM ONE 10'7 x 14'6" min to wardrobe front 16'3" max into wardrobes An excellent double bedroom with double glazed window to front and side, coving to ceiling, built in modern style wardrobe system and vanity unit, radiator, timber effect floor

BEDROOM TWO 10'3" x 14'7" max 12'1" min A second excellent double bedroom with double glazed window to rear and side, radiator, door into walk in storage cupboard with window, timber effect floor

BATHROOM Having a suite comprising of p shaped spa bath with shower over and glazed shower screen, pedestal wash hand basin, close coupled WC, double glazed patterned window, tiling to walls, spotlights to ceiling, chrome ladder style radiator/towel rail, tiled floor

GARDEN Having a paved patio to fore leading to a long lawn with pathway through, fencing to boundaries



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:**

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.)
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