

# 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)



- ◆ A wonderful period style property
- ◆ Located superbly close to many local amenities
- ◆ Lounge with feature fire surround
- ◆ Dining Room also with a feature fire surround
- ◆ Fitted kitchen
- ◆ Separate utility
- ◆ Two excellent double bedrooms
- ◆ Bathroom with white suite
- ◆ Brick blocked fore garden offering parking space
- ◆ Well tended long rear garden



***91 Coles Lane, Sutton Coldfield, B72 1NH ~ Offers around £280,000***

This is a beautifully presented period style freehold property that is ideally located close to many amenities including shops, schools, Sutton Coldfield town centre and many more. The property offers excellent accommodation including a living room, separate dining room, fitted kitchen and utility room. To the first floor are two excellent double bedrooms and a family bathroom with white suite. Outside is a brick blocked fore garden offering parking space and to the rear is a well tended garden with patio area leading to a long lawn and garden shed to far rear and a gate to shared pedestrian access. Viewing should be considered a priority as the property is excellent and the location superb. Council tax band B and EPC rating E.

Access is via a brick blocked fore garden offering parking leading to a feature reception door into:

**LOUNGE 13'1" max into bay 11'3" min x 11'00" 9'10" min** A stylish room with double glazed bay window to front, coving to ceiling, decorative fire surround with marble hearth, radiator, timber effect floor and door into inner hallway, door into under stair storage and access into:

**DINING ROOM 12'4" X 11'1" 10'00" min** A generous room with picture rail, door to staircase, radiator, decorative fire surround, timber effect floor, double glazed sash styled window to rear and door into:

**KITCHEN 9'5" x 5'10"** Having a range of drawer, base and eye level cupboards, complimentary work surfaces, tiling to splash backs, four ring gas hob electric double oven/grill combination, extractor hood over, stainless steel sink and drainer under double glazed side window, double glazed door to garden open access to:

**UTILITY 6'01" x 5'10"** Space and plumbing for washing machine, space and plumbing for dish washer, housing for fridge freezer, wall mounted cupboard, double glazed window to side, cupboard housing central heating boiler

**FIRST FLOOR LANDING** Access to loft

**BEDROOM ONE 11'2" x 11'2" max 9'11 min to chimney breast** A lovely double bedroom, double glazed window to front, radiator

**BEDROOM TWO 12'3" x 8'1" max 7'00" min to chimney breast** A second double bedroom, double glazed window to rear, radiator, picture rail, half door into storage cupboard

**BATHROOM 8'10" x 5'10"** Having a white bathroom suite, p shaped shower bath with glazed screen and shower above, close coupled WC, pedestal wash hand basin, tiling to walls and floor, double glazed pattern window, period style radiator/towel rail, spotlights to ceiling

**REAR GARDEN** Paved access to side and fore leading to a lawn with pathway to side, large garden shed to far rear



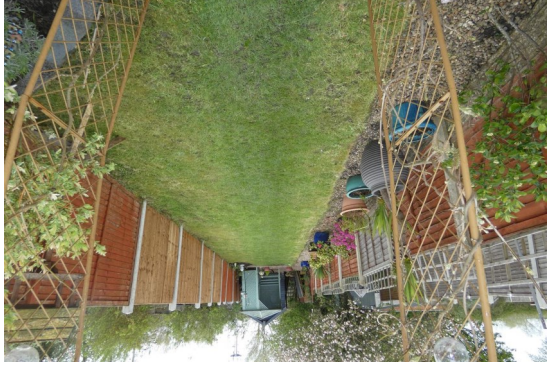


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 84 B      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 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.)

HIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

