

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb location close to Wylde Green amenities and easy access to The Cross City Line
- ◆ A lovely corner position
- ◆ Extremely generous living room with three bay windows
- ◆ Generous fitted kitchen
- ◆ To the rear is a room currently used as a third bedroom
- ◆ Two double bedrooms to the first floor
- ◆ Bathroom to the first floor and shower room to the ground floor
- ◆ Large lawned garden to the front
- ◆ Side Garden ideal for alfresco dining



91 Harman Road, Sutton Coldfield, B72 1AH ~ Offers around £315,000

This is a superb freehold property that is wonderfully positioned close to many amenities including everything at Wylde Green including shops, restaurants, schools and the Cross City Line. The interiors are excellent and include enclosed porch, very generous lounge/dining room with three bay windows and central staircase, generous fitted kitchen, shower room and a further room currently being used as bedroom three (this was formally the garage). To the first floor are two excellent double bedrooms and a bathroom. Outside is a fabulous lawned garden and to the side is a garden that would be ideal for alfresco dining. Viewing should be considered a priority to appreciate what is on offer. Council tax band B and EPC rating F.

Access is via a large fore and side garden with lawn and pathway leading to

ENCLOSED PORCH Double glazed windows to front and side plus double glazed double opening doors, monochromatic tiled floor leading to a timber glazed reception door into

OPEN PLAN DINING/LOUNGE 29'9" max into bay 27'4" min x 13'10" max into bay 11'5" min A very impressive living room with double glazed bay window to front and two double glazed bay windows to side, panelling to part walls, two period style radiators, central staircase to first floor and wood blocked floor, classically styled fire surround with fitted living flame effect fire with decorative tiled cheeks and tiled hearth

KITCHEN 20'3" x 7'2" A generous fitted kitchen with a range of units to include drawer, base and eye level cupboards, open display and wine rack contrasting work surface, tiling to splash back, gas oven with extractor hood over, stainless steel one and half bowl sink and drainer, space and plumbing for washing machine, space for other white goods, three windows to side, door out to garden

INNER HALLWAY Door into bedroom/multiple functional room and

GUEST SHOWER ROOM Self contained shower cubicle with fitted electric shower, white close coupled WC and wash hand basin, tiling on walls and floor, double glazed opaque window and radiator

BEDROOM/MULTIPLE FUNCTIONAL ROOM 12'2" min 16'9" max into door well x 9'5" Double glazed window to side, radiator, open storage

FIRST FLOOR LANDING Access to loft space, double glazed window, door into

MASTER BEDROOM 12'0" x 11'6" An excellent double bedroom with double glazed window, radiator and grey toned flooring

BATHROOM 9'6" x 7'2" Having a white suite comprising of panelled bath with electric shower over and glazed shower screen double glazed opaque window, tiling to walls, pedestal wash hand basin, close coupled WC, spotlights to ceiling, chrome ladder style radiator/towel rail

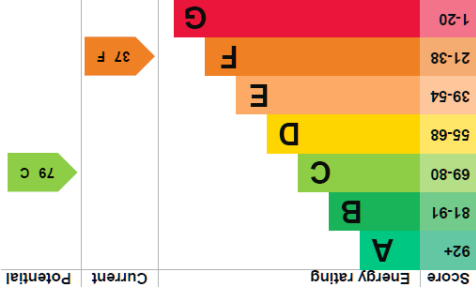
BEDROOM TWO 11'10" x 11'6" An excellent second double bedroom with double glazed windows to front and side, radiator, grey toned flooring and door into over stair storage

GARDEN Artificial lawn, timber decked area and paved patio, gate to side, fencing and wall to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



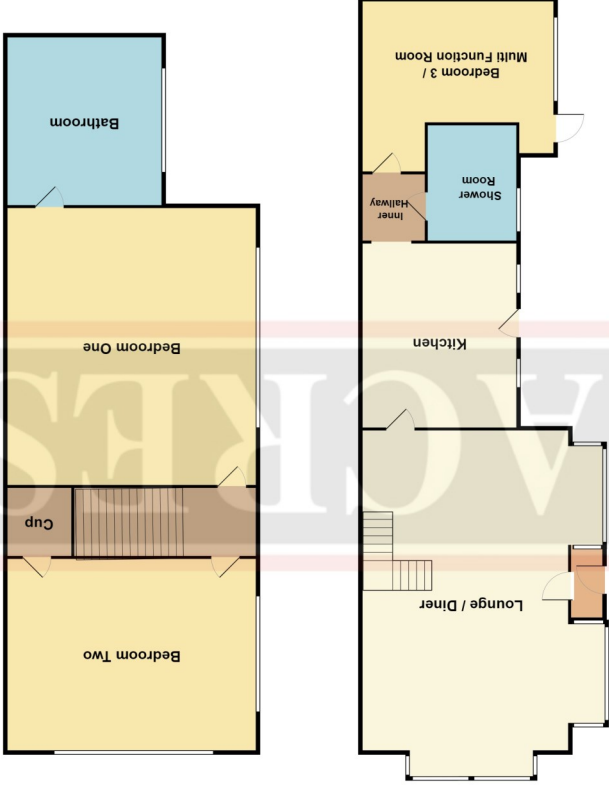


TENURE:

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

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.



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.