

ACRES

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- * Discreetly located in a cul-de-sac position
- * Three, well proportioned bedrooms
- * Renewed family bathroom
- * Sizeable lounge with bow bay window
- * Fitted, high gloss kitchen
- * Welcoming entrance/utility
- * Delightful, private gardens surrounding perimeter
- * Single garage and drive
- * Opportunity for redevelopment and personalisation
- * Set in a sought after location of Sutton Coldfield



12 UPPER STONE CLOSE, SUTTON COLDFIELD, B76 1BW ~ Offers around £325,000

Beautifully tucked away in a highly private and discreet position of Sutton Coldfield, this well presented, three bed semi detached, freehold bungalow offers unrivalled opportunity for redevelopment, internal conversion and customisation for a prospective purchaser. Located away from the main road and being set down a quiet cul-de-sac, a tasteful extension to the home has provided even further, spacious living quarters surrounded by delightful, fore, rear and side gardens. Readily available bus services can be found within a short walk onto Reddicap Hill, providing ease of commute to surrounding towns and city centre locations, daily essential amenities are also attainable on Reddicap Hill. Green spaces including woodlands, parks and trails are in close proximity, supplying possibility for social interaction. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), the home currently briefly comprises: utility/entrance hall giving access into an inner hall, doors radiate to a family lounge, three bedrooms, the third having opportunity for conversion to a dining room, bathroom and storage, access is given from the lounge into a fitted kitchen. Externally, paving encompasses the property's perimeter, well tended lawn having mature shrubs, bushes and trees, isolate the boundary, an obscure PVC door opens to a single garage. To fully appreciate the accommodation on offer, its possibility for rejuvenation and adaptation, we highly recommend internal inspection.

Set back from the road behind a shared tarmac drive giving access to a single garage, a conifer tree line privatises the accommodation, with access being gained via a wooden door into:

UTILITY: 6'11 x 6'10: PVC double glazed window to fore and to side, hi-gloss base units having recess for washing machine, roll edged work surfaces over having matching upstands and inset stainless steel sink drainer unit, radiator, access to inner hall and door opens to bedroom two.

INNER HALL: Doors open to lounge, bathroom, bedroom one, dining room and storage, radiator, access given back to utility.

LOUNGE: 16'7 x 11'2: PVC double glazed bow window to fore, electric wall-mounted fire, radiator, door to hall and access given into:

FITTED KITCHEN: 8'7 x 6'6: PVC double glazed window to fore, matching hi-gloss wall and base units with integrated oven having recesses for fridge / freezer, roll edged work surfaces with matching upstands and tiled splashback behind hob, four ring electric hob with extractor canopy over, stainless steel sink drainer unit, access given back to lounge.

BEDROOM ONE: 10'4 x 10'2: PVC double glazed window to rear, radiator, built-in sliding mirrored wardrobes, door back to hall.

BEDROOM TWO: 9'10 x 8'1: PVC double glazed window to rear, radiator, door to utility.

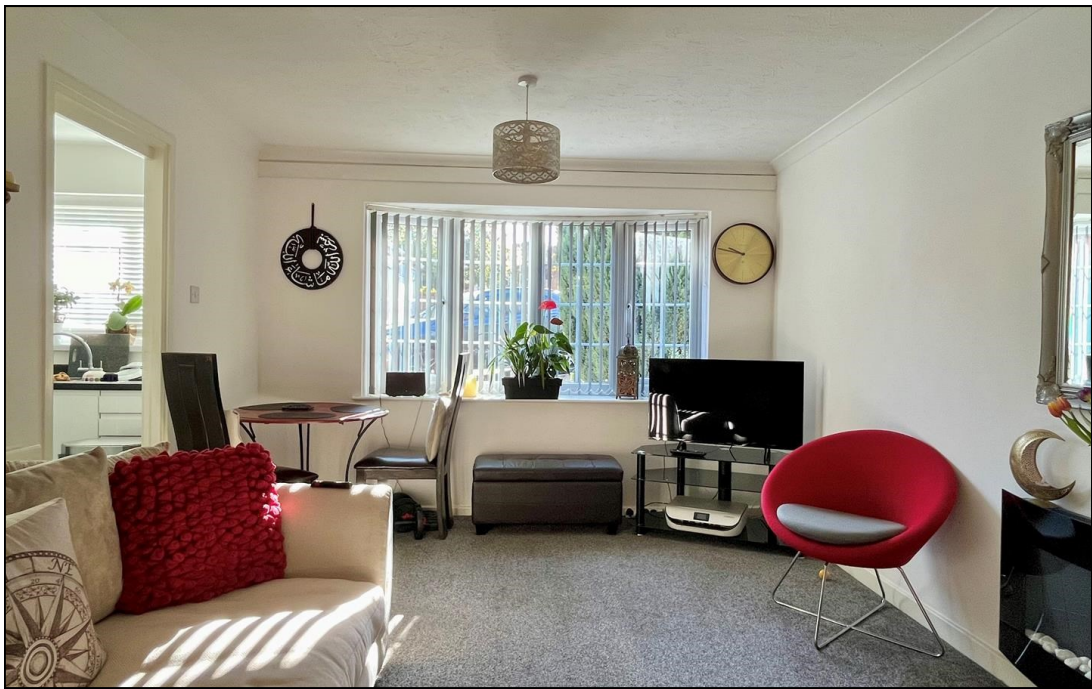
BEDROOM THREE / POTENTIAL DINING ROOM: 9'5 x 7'5: PVC double glazed window to rear, radiator, door back to hall.

BATHROOM: PVC double glazed obscure window to side, suite comprising bath with glazed splash screen to side, vanity wash hand basin and low level WC, radiator, panelled splashbacks, door back to hall.

REAR GARDEN: Paved patio advances to lawn, mature well-stocked borders line the perimeter and privatise the property's rear garden, with steps giving access back to side / front garden.

SIDE / FRONT GARDEN: Paved patio areas and paths give access to lawn, a PVC double glazed obscure door opens into:

SINGLE GARAGE: [\(Please check the suitability for your own vehicle use\)](#) Up and over garage door to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

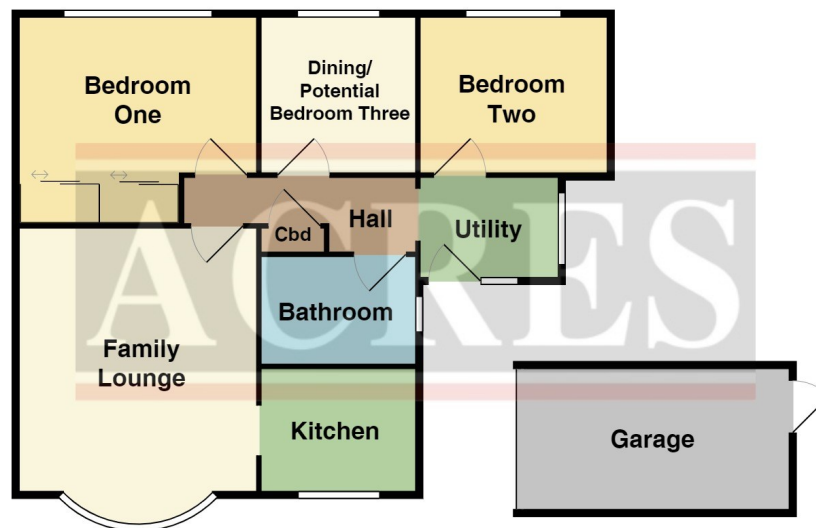


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:** 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)
- COUNCIL TAX BAND:** C
- FIXTURES & FITTINGS:** As per sales details.
- VIEWING:** Recommended via Acres on 0121 313 2888



Upper Stone Close, Sutton Coldfield, B76 1BW



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		