

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Traditional semi detached property
- * Two good sized bedrooms
- * Two reception rooms
- * Extended kitchen and lounge
- * Central heating
- * Scope for further development



REDDICAP HEATH ROAD,, SUTTON COLDFIELD, B75 7ET £220,000

We are delighted to offer this two-bedroom extended semi-detached property which offers great scope to further develop. Located in an extremely popular residential area being close to schools for all ages of children, local shops, restaurants and bars at Sutton town centre, recreational facilities, local transport facilities and access to nearby motorway links. With accommodation briefly comprising. Ground floor. Hall with stairs flowing to first floor, dining room, extended lounge, extended kitchen. First floor. Landing with two bedrooms leading off and bathroom. Outside. Parking to the front and pleasant lawn rear garden. Double glazing and central heating (both where applicable).

HALL: having radiator,

LOUNGE (REAR): 17'06" x 8'06" max, having radiator, double glazed French doors leading out to garden,

DINING ROOM (FRONT): 13'04" x 12'04" measured into bay, wooden flooring, radiator, coving to ceiling, gas fire and double glazed bay window to front,

KITCHEN: 12'05" x 7'03", having a range of pine fitted wall and base units, tiled floor, Belfast sink, double glazed window and side door giving access to garden, gas hob, oven and extractor fan above,

GUESTS WC: having WC and wash hand basin, radiator, extractor fan and double glazed frosted window.

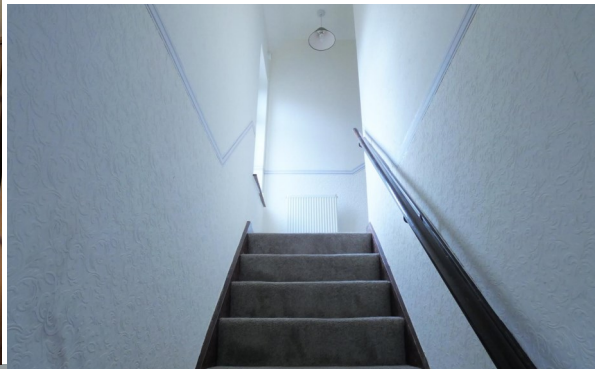
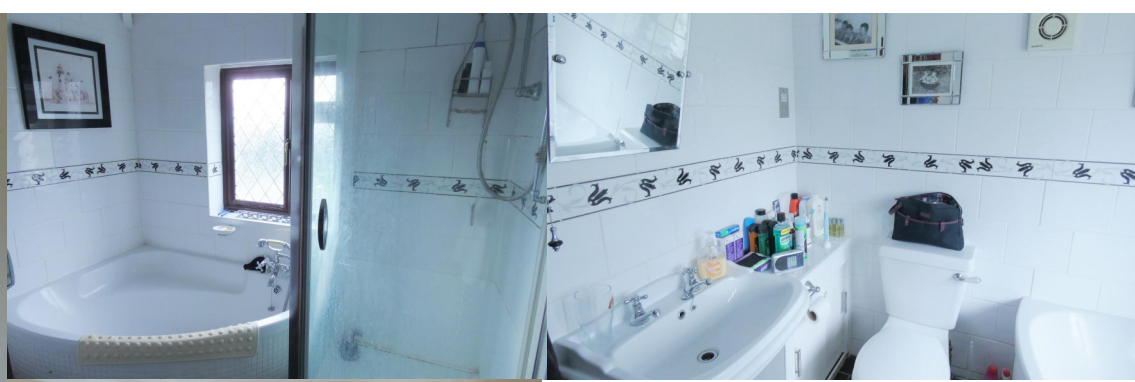
FIRST FLOOR LANDING: having double glazed window to side and radiator,

BEDROOM 1: 12'10" x 13'05" measured into bay, with fitted units above bed, double glazed bay window and radiator, having useful storage cupboard off bedroom with single glazed "port hole" window, housing MAIN central heating boiler,

BEDROOM 2: 10'08" x 8'09", having radiator, double glazed window,

BATHROOM: tiled floor, heated towel rail, double glazed window, having corner bath and separate walk in shower cubicle, WC, wash hand basin and double glazed frosted window to rear.

GARDEN: large garden, paved patio/sun terrace, laid mainly to lawn, established borders with mature trees and shrubs, garden shed.



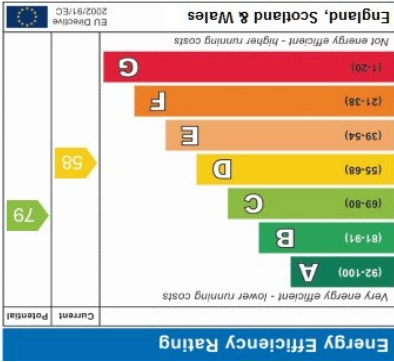
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Springfield Road.

Address:
 182 Reddicap Heath



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.)
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