

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* Detached bungalow
- \* Three bedrooms
- \* Large shower room
- \* Excellent investment opportunity
- \* In need of modernisation
- \* Garage
- \* NO UPWARD CHAIN
- \* VACANT POSSESSION



***LOWE DRIVE, SUTTON COLDFIELD, B73 6QU. Offers Around £350,000***

We are delighted to offer this three-bedroom detached bungalow in need of modernisation being offered with vacant possession and no upward chain. Located in a quiet residential location in Lowe Drive which perfectly runs off Markham Road, Sutton Coldfield close to all essential amenities including schools for all ages of children, beautiful walks in Sutton Park, nearby shops, and excellent public transport facilities, with accommodation briefly comprising. Ground floor. Porch, hall with useful cloaks, fitted kitchen, "L" shaped lounge/dining room, three bedrooms, shower room, separate w.c. Outside. Enclosed rear garden, open front with driveway giving off road parking, garage. Double glazing and central heating (both where applicable). EPC D.

**PORCH:** double glazed porch with door leading into,

**HALLWAY:** having radiator, coving to ceiling, door to airing cupboard housing boiler, access to loft space,

**KITCHEN:** 14'1" max / 10'07" min x 9'1", having double glazed window to front, having a range of wall and base units incorporating sink unit with mixer tap over, radiator, coving to ceiling, integrated oven, gas hob, Xpelair extractor fan, hatch to dining area, door to side,

**LOUNGE/DINER:** 17' 1" max / 9'11" min x 21' max / 19'05" min, having coving to ceiling, 2 x radiators, coal effect gas fire, 2 x double glazed windows to rear, frosted door to rear,

**MASTER BEDROOM:** 11'04" measured into wardrobe x 11'08" min / 13'05" max into bay, having radiator, built in wardrobes with sliding doors, coving to ceiling, ceiling rose, double glazed bay window to front,

**BEDROOM 2:** 13' x 8'05", double glazed window to rear, fitted wardrobes and radiator,

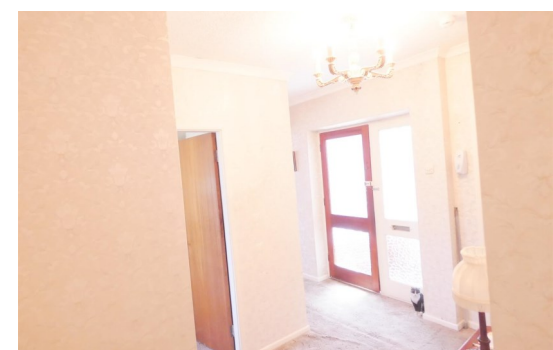
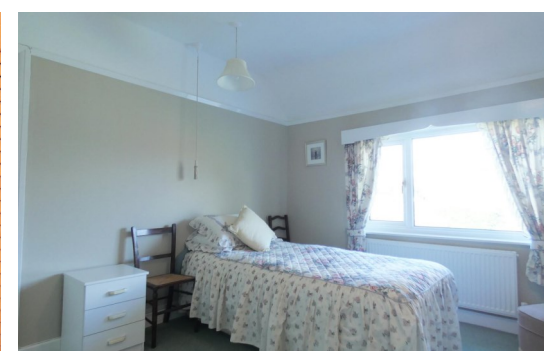
**BEDROOM 3:** 9'04" x 10'01", having double glazed window to front, radiator and fitted wardrobe,

**SHOWER ROOM:** double glazed frosted window to side, radiator, wash hand basin, double sized walk in shower cubicle having a waterfall shower head and separate shower attachment, airing cupboard and storage cupboard,

**SEPERATE WC:** having double glazed frosted window to side and WC.

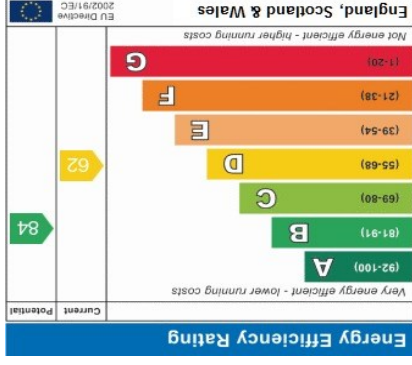
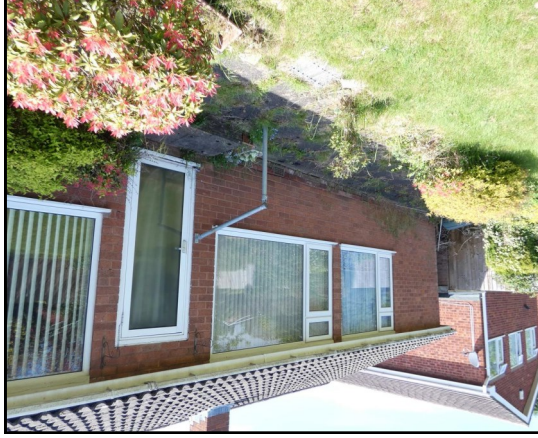
**GARAGE:** Not measured. Please ensure the measurements are suitable for your own vehicle.

**OUTSIDE:** having a mature garden with shrubs and trees, lawn patio and access to garage.



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**TENURE:**

**COUNCIL TAX BAND:**

**FIXTURES & FITTINGS:**

**VIEWING:**

**LOCATION :**

Set off Markham Road via Avery Road and Monmouth Drive

Recommended via Acres on 0121 321 2101.

As per sales particulars.

**E**

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.)

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



**11 Lowe Drive, Sutton Coldfield**

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.