

# 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)

- \* Extended detached bungalow
- \* Two bedrooms
- \* Ensuite shower room
- \* Extended fitted kitchen and breakfast room
- \* Potential to Further Develop
- \* VACNAT POSSESSION
- \* NO UPWARD CHAIN



***ASHFURLONG CRESCENT, SUTTON COLDFIELD, B75 6EP Offers Around £475,000***

We are delighted to share this exceptionally well maintained and extended two bedroom detached bungalow offering vacant possession with no upward chain. Located on a larger than average plot giving scope to further develop/extend. This bungalow is situated conveniently for all amenities including walking distance of independent shops in Whitehouse Common, medical centre and access to Tamworth, Sutton Coldfield & Birmingham using the 110-bus service. Also being close to further shops, restaurants, and bars in Sutton Town Centre and Mere Green. The property briefly comprises; porch entrance, hall, two bedrooms (ensuite shower room), reception room, bathroom, utility area off the hall and extended open plan fitted kitchen/break fast room leading to the rear garden. Outside, detached garage, enclosed lawn rear garden and larger than average side garden. Viewing strongly recommended. Double glazing and central heating (both where applicable). EPC B.

**HALL:** wood effect flooring, with utility cupboard off having plumbing for washing machine.

**KITCHEN/DINER:** 25'09" x 12'04", having a range of wall and base units with marble effect work surfaces over, built in Whirlpool electric oven and grill, electric hob and extractor fan above, stainless steel sink with mixer tap over, Whirlpool integrated dish washer, cupboard housing Ariston central heating boiler, central island, 4 x double glazed windows, double glazed French doors leading into garden, 1 x radiator, wood effect flooring and high apex ceiling.

**RECEPTION ROOM:** 14'05" x 14'11" measured into bay, 2 x double glazed windows and large double glazed bay window, radiator, coving to ceiling, coal effect gas fire with marble effect surround,

**BEDROOM 1 (FRONT):** 9'09" x 14'06", radiator, double glazed window, coving to ceiling, door leading to,

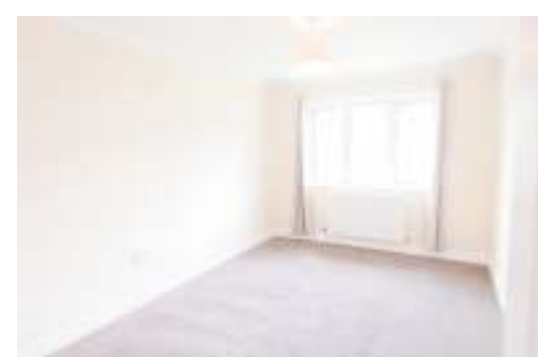
**ENSUITE SHOWER ROOM:** having a white suite comprising shower, WC and wash hand basin and extractor fan,

**BEDROOM 2 (REAR) :** 9'10" x 8'06", having double glazed window, built in shelving and storage unit, radiator,

**BATHROOM:** double glazed window, white suite comprising bath, WC and wash hand basin, extractor fan , heated towel rail, tiled flooring and partially tiled walls.

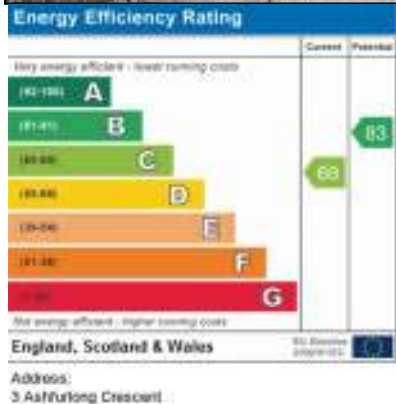
**DETACHED GARAGE:** (Not measured, but please ensure the measurements are suitable for your own vehicle), having up and over door and single glazed window.

**OUTSIDE:** front garden having paved and gravel off road parking with established shrub borders. Rear garden having lawn and established shrubs, paved patio area/sun terrace and decked area.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





3 Ashfurlong Crescent, Sutton Coldfield



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

**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:**

D

**FIXTURES & FITTINGS:**

As per sales particulars.

**VIEWING:**

Recommended via Acres on 0121 321 2101.

**LOCATION :**

Approached off Whitehouse Common Road.

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.