

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * An extended detached property
- * Four bedrooms
- * Master bedroom with ensuite shower room
- * Conservatory
- * Office/study area
- * Tandem garage
- * Dining room/fitted kitchen
- * Quiet cul-de-sac location within walking distance of Sutton Park
- * Vacant possession
- * No upward chain



GRENDON DRIVE, SUTTON COLDFIELD, B73 6QA, OFFERS AROUND £425,000

This extended four bedroom detached property situated in a quiet cul-de-sac location on Grendon Drive which runs off Avery Road, Sutton Coldfield. Being close to all essential amenities including schools for all ages of children (including grammar), local shops, restaurants, and bars in New Oscott, Boldmere and Sutton and walking distance of Sutton Park. Briefly sharing the accommodation on offer. Ground floor. Enclosed porch, through lounge leading to conservatory, dining room, extended kitchen, and study area. First floor. Landing with four bedrooms leading off, master bedroom with ensuite shower room and bathroom. Outside. Tandem side garage, enclosed rear garden with views over the playing fields and open front with driveway. Double glazing and central heating (both where applicable).

Open front with lawn and borders and slabbed driveway leading to enclosed porch;

HALL:

With stairs flowing to first floor, coving to ceiling, radiator and understairs recess area

THROUGH LOUNGE: 11'11" X 24'00"

With feature fireplace having coal effect electric fire, wall lights, coving to ceiling, double glazed window to front, two radiators, service hatch and double glazed sliding doors to conservatory

THROUGH DINING ROOM/KITCHEN:

DINING ROOM AREA: 11'10", 9'06" X 9'11"

With serving hatch, coving to ceiling, frosted window to side, useful cupboard housing central heating boiler and access to;

KITCHEN: 11'11" X 11'11"

With a range of wall and base units, rolled worktops over incorporating single bowl sink unit with mixer tap, tiled splashbacks, double electric oven, electric hob and extractor over, double glazed window to rear and door to conservatory

SNUG/ OFFICE AREA: 5'07" X 8'04"

Approached from dining room area, with radiator and double glazed curved window to side

CONSERVATORY: 11'11" X 11'11"

Double glazed french doors to rear garden and door to side garage

FIRST FLOOR:

LANDING:

With access to loft space

BEDROOM ONE: (FRONT) 12'08", 10'09" X 14'11"

With double glazed window to front, built in wardrobe, coving to ceiling, radiator, leading to;

FULLY TILED ENSUITE SHOWER ROOM:

With walk in shower cubicle, W.C, handbasin, double glazed frosted window to front and airing cupboard

BEDROOM TWO: (REAR) 7'04" X 10'11"

With built in wardrobes, double glazed window to rear, radiator and coving to ceiling

BEDROOM THREE: (REAR) 7'10" X 8'11"

With double glazed window to rear and radiator

BEDROOM FOUR: (REAR) 7'05" X 7'11"

With double glazed window to rear, radiator and built in covered unit

FULLY TILED BATHROOM:

With corner sunken bath, handbasin, W.C, radiator, double glazed frosted window to side

OUTSIDE:

Enclosed by fence rear garden, paved patio area with steps up to lawn, sun terrace area and shed

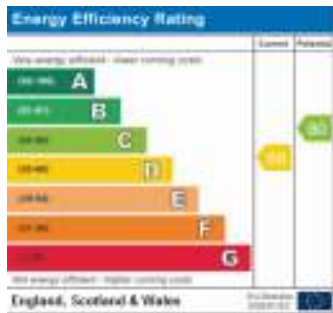


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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:
FIXTURES & FITTINGS:**

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As per sales particulars.

**VIEWING:
LOCATION :**

Recommended via Acres on 0121 321 2101.
Accessed off Monmouth Drive

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.