

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Modern style semi detached property
- * Two bedrooms
- * Lounge
- * Dining room
- * Guest W.C/ Utility area
- * Perfect first time buyers property
- * Ample parking
- * Grand corner plot offering further development potential
- * Well maintained and finished throughout
- * Viewing strongly recommended to appreciate the size of accommodation on offer



GANNAHS FARM CLOSE, SUTTON COLDFIELD, B76 2TF, ASKING PRICE £265,000

An impressive two-bedroom semi-detached property which has been modernised throughout and benefits from a larger than average plot with potential to further develop and ample off-road parking. Gannahs Farm Close is located off Froggatts Ride, Sutton Coldfield being conveniently located for all popular amenities including schools for all ages of children (including grammar), access to the Midlands motorway service and public transport facilities, also benefitting from shops, restaurants, and bars in nearby Sutton town centre, Walmley Village and Mere Green. Briefly sharing the accommodation on offer. Ground floor. Covered canopy entrance, lounge with stairs flowing to the first floor, dining room, guest w.c/utility space and modern fitted kitchen. First floor. Landing with two bedrooms and bathroom. Outside. Lawned rear garden, front open plan, and ample off-road parking. Double glazing and central heating (both were specified).

Open lawn front with block paved pathway, ample allocated parking to the front

CANOPY ENTRANCE:

Leading to;

OPEN LOUNGE: 12'08" X 13'07"

With meter cupboard, radiator, double glazed window to front, stairs flowing to first floor, understairs recess area, coving to ceiling and wall lights

DINING ROOM: 8'03" X 16'04"

With radiator, double glazed window to front, wood effect panelled floor, wall lights, coving to ceiling and door to rear garden and door to guest W.C

GUEST W.C: / UTILITY AREA

W.C, handbasin, plumbing for washing machine, tiled wall, coving to ceiling, radiator and double glazed frosted side window

KITCHEN: 12'08" X 9'07"

Having a range of modern units with solid wood worktops over, slot in oven incorporating single bowl sink , mixer tap, tiled splashbacks, breakfast bar, coving to ceiling, radiator wall mounted Glow Worm central heating boiler, double glazed window to rear and door to rear garden and door to:

FIRST FLOOR:

LANDING:

Stairs flowing from ground floor, coving to ceiling and access to loft space

BEDROOM ONE (FRONT) 9'05" X 9'10"

With double glazed window to front, coving to ceiling, radiator, double built in wardrobe and single built in cupboard

BEDROOM TWO: (REAR) 12'07" X 6'08"

Double glazed window to rear, coving to ceiling and radiator

FULLY TILED BATHROOM:

With panelled bath having shower over, W.C, handbasin, double glazed frosted window and radiator

OUTSIDE:

Enclosed rear lawned garden with flower and shrub borders, chippings, patio/sun terrace with access to side



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:**

C
As per sales particulars.

**VIEWING:
LOCATION :**

Recommended via Acres on 0121 321 2101.
Accessed off Carters Close

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.