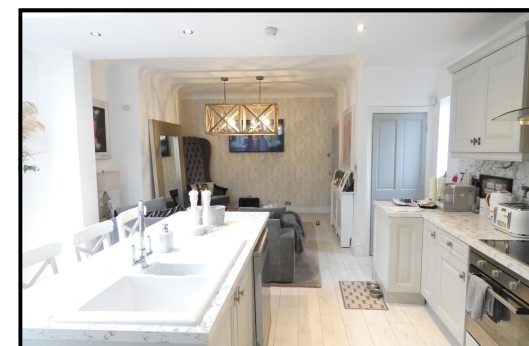


ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
0121 321 2101  suttoncoldfield@acres.co.uk  www.acres.co.uk



- * Immaculate end terraced property
- * Vacant possession
- * No upward chain
- * Two good sized bedrooms
- * Garage accessed at rear
- * Open plan living space/modern refitted kitchen
- * Downstairs shower room
- * Viewing strongly recommended
- * Walking distance of Sutton Town Centre
- * Close to schools for children of all ages



ELMS ROAD, SUTTON COLDFIELD, B72, 1JE, ASKING PRICE £345,000

An impressive, two-bedroom end terrace property situated in a highly recommended location which runs between Coles Lane and Maney Hill Road, Sutton Coldfield. Within walking distance of shops, restaurants, and bars in Sutton town centre and schools for all ages of children (including grammar), also benefitting from access to the Midlands motorway network and public transport facilities nearby. Briefly sharing the accommodation, which offers VACANT POSSESSION WITH NO UPWARD CHAIN. Ground floor. Vestibule entrance, hall with stairs flowing to the first floor, front reception room, open plan living space/refitted modern kitchen leading to downstairs shower room. First floor. Landing with two bedrooms and bathroom. Outside. Garage at the rear approached via side shared vehicle access, beautiful well laid out rear garden and enclosed front. Double glazing and central heating (both where applicable)

Accessed via gate to courtyard area with step up to front door

VESTIBULE ENTRANCE:

With door to hallway

HALLWAY:

With stairs up to first floor and laminate flooring

FRONT RECEPTION ROOM: 11'02" (NOT MEASURED INTO BAY) X 11'05"MAX, 10'01" (TO CHIMNEY BREAST)

With double glazed square bay window, coving to ceiling, central ceiling rose, fitted storage cupboard and shelves, electric fire with marble hearth and surround, laminate flooring

OPEN PLAN LIVING/KITCHEN SPACE: 24'00"MAX, 22'05" X 14'11" MAX, 10'06" MIN

With wall, base and drawer units, marble effect worktops and splashbacks, Indesit hob, Indesit oven, Necht extractor over, spotlights to ceiling, skylight, ceramic sink and drainer with mixer tap over in island, double glazed french doors to rear, laminate flooring, two radiators, storage cupboard

UTILITY AREA: 7'06" X 2'11"

With door to rear garden and plumbing for washing machine

SHOWER ROOM:

Being fully tiled with double shower cubicle having shower head and waterfall shower head, W.C, handbasin, frosted double glazed window to side, Marirose extractor fan, vertical towel rail

FIRST FLOOR:

LANDING:

With stairs up from ground floor, radiator, storage cupboard and doors to bedrooms

MASTER BEDROOM: (FRONT) 15'00" MAX, 13'09" (TO CHIMNEY BREAST) X 11'03"

With two double glazed windows, radiator and laminate flooring

BEDROOM TWO: (REAR) 11'11" X 9'00" MAX, 7'09" (TO CHIMNEY BREAST) (CURRENTLY USED AS DRESSING ROOM)

With double glazed window to rear, radiator and laminate flooring

BATHROOM: (REAR)

With white suite comprising bath with central taps and shower attachment, W.C and handbasin, radiator, double glazed window to rear and laminate flooring

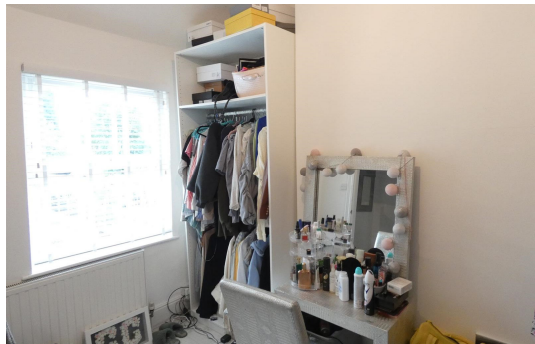
OUTSIDE:

GARAGE:

To the rear of the property and accessed via side gate, approached from side shared vehicle access, available space for parking

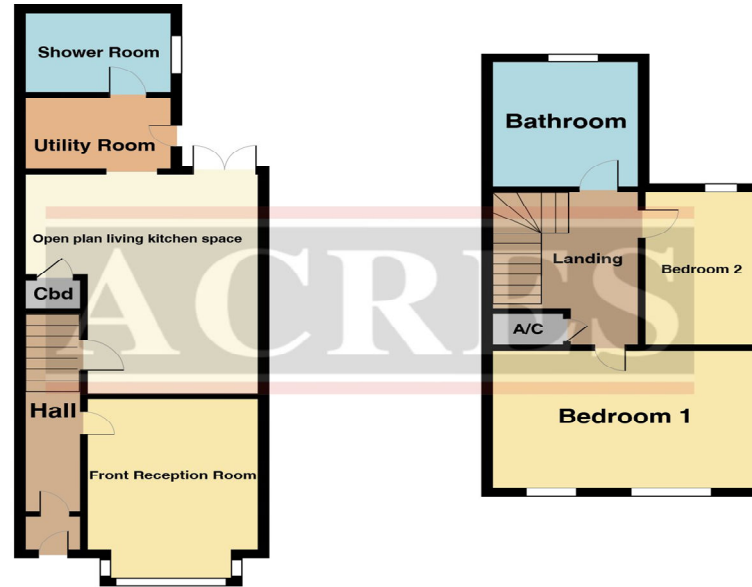
GARDEN:

Mature rear garden having tree and shrub borders, lawn, raised patio area, courtyard area, access to garage and two parking spaces to the rear, (accessed via shared entry) and access to front via side

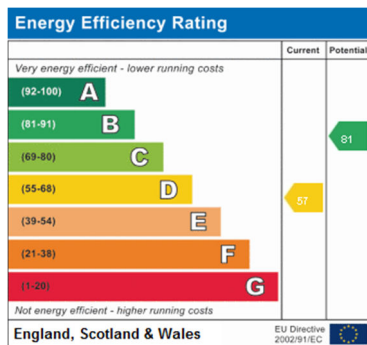


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:**

**VIEWING:
LOCATION :**

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.)

C
As per sales particulars.

Recommended via Acres on 0121 321 2101.

Accessed off Maney Hill 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.