

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Semi-Detached Family Home
- * Three Bedrooms
- * Lounge
- * Dining Room
- * Fitted Kitchen
- * Bathroom
- * No Upward Chain
- * Outbuildings in Garden



WESTWOOD ROAD, SUTTON COLDFIELD, B73 6UJ. Offers Around £290,000

We are delighted to offer this three bedroom semi-detached family home. Westwood Road runs off Banners Gate Road perfectly located close to all essential amenities including schools for all ages of children, local shops, walking distance of Sutton Park (Banners Gate entrance), nearby local transport and motorway network. Benefitting from shops, restaurants & bars in New Oscott, Boldmere and Sutton town centre. Briefly sharing the accommodation; Ground floor; covered entrance approached via block paved driveway, hall with stairs flowing to first floor, two reception rooms & fitted kitchen. First floor; landing with three good sized bedrooms leading off and family bathroom. Outside; lawn rear garden, open front with block paved driveway. Double glazing & central heating (where specified). EPC rating D.

Approached off block paved driveway having space for parking multiple cars and leading to front door.

HALL: With stairs leading to first floor, radiator and doors leading to;

LOUNGE: 13'7" x 12'7" With double glazed bay window to front, radiator, fire surround with hearth and coal effect gas fire and door leading to;

DINING ROOM: 11'6" x 11'5" With double glazed french door and window to rear, radiator and door leading to;

KITCHEN: 11'5" x 7'2" With a good range of wall and base units, stainless steel single sink unit with mixer tap over, fitted stainless steel oven with hob over and extractor, space and plumbing for washing machine, fridge freezer, double glazed door to side and double glazed window to rear

FIRST FLOOR LANDING: With double glazed window to side and doors leading to;

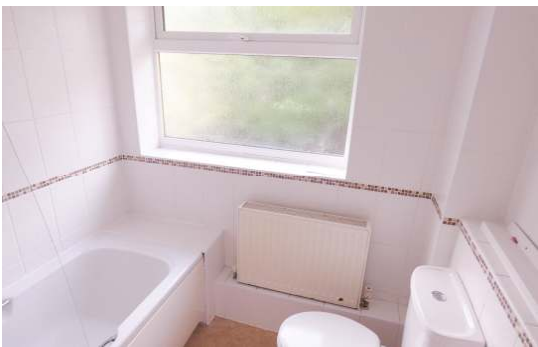
BEDROOM ONE: 13'2" x 11'8" With double glazed window to front and radiator

BEDROOM TWO: 12'8" x 9'11" With double glazed window to rear, radiator and sliding fitted wardrobes

BEDROOM THREE: 8'11" max 6'6" min to stairwell x 7'11" With double glazed window to front and radiator

BATHROOM: With white suite comprising bath with shower over, low flush WC, pedestal wash hand basin, double glazed frosted window to rear and complementary tiling

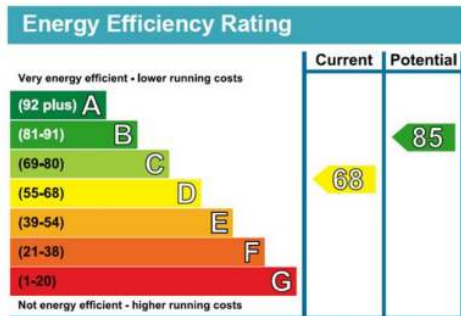
MATURE REAR GARDEN: Enclosed via fences, with patio area, lawn and outbuildings



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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.

VIEWING:
LOCATION :

As per sales particulars.
Recommended via Acres on 0121 321 2101.
Accessed off Banners Gate Road.