

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Stylish Traditional Terrace
- * Two Bedrooms
- * Two Reception Rooms
- * Modern Fitted Kitchen with Breakfast Area
- * Family Bathroom
- * Enclosed Rear Garden
- * Close to Amenities



HOLLAND ROAD, SUTTON COLDFIELD, B72 1RE. Offers Around £270,000

A most stylish and impressive traditional two bedroom terraced property, located in the heart of the Royal Town of Sutton Coldfield which has been vastly improved throughout but retaining many original features and taking advantage of the original footprint by extending rear kitchen/open plan breakfast room. Holland Road is perfectly located for all essential amenities including walking distance of shops, bars & restaurants within Sutton town centre, great local primary and secondary schools, access to local transport facilities and the Midlands Motorway network. Briefly sharing the accommodation on offer; Ground floor; hall with original Minton flooring, two reception rooms, modern fitted kitchen with open breakfast room. First floor; landing with two bedrooms leading off and family bathroom. Outside; enclosed lawn rear garden and court yard & front court yard area. Double glazing & central heating (where specified). EPC rating D.

Front courtyard to front;

HALL: Having original Minton flooring, radiator, ornate coving to ceiling, wall lights, stairs flowing to first floor and archway

RECEPTION ROOM ONE (FRONT): 10'9" / 9'7" to chimney breast x 12'3" / 17'5" into recess bay With double glazed bay window to front, coving to ceiling, fireplace recess, wall lights, radiator, snug recess area and wooden flooring

RECEPTION ROOM TWO (REAR): 14'5" / 13' to chimney breast x 12'4" With wood effect flooring, double glazed French doors, useful walk-in under stairs storage cupboard, radiator and wall lights

KITCHEN/OPEN BREAKFAST AREA: 26'4" x 6'5" Having an extensive range of modern gloss wall and base units with rolled worktops over, incorporating five ring 'Siemens' gas hob with extractor over, 'Siemens' electric oven, integrated dishwasher, integrated fridge & freezer, inset lighting, radiator, double glazed square bay window, tiled flooring flowing to breakfast/dining area, with radiator, inset lighting, double glazed side window and double glazed patio doors overlooking rear garden

FIRST FLOOR LANDING: With bannister to first floor, access to loft space and feature fireplace

BEDROOM ONE (REAR): 11'6" / 10'6" to chimney breast x 12'5" With wooden flooring, coving to ceiling, radiator and double glazed window

BEDROOM TWO (FRONT): 12'4" x 10'9" / 9'10" to chimney breast With built-in wardrobe, radiator, double glazed window to front, coving to ceiling and wooden flooring

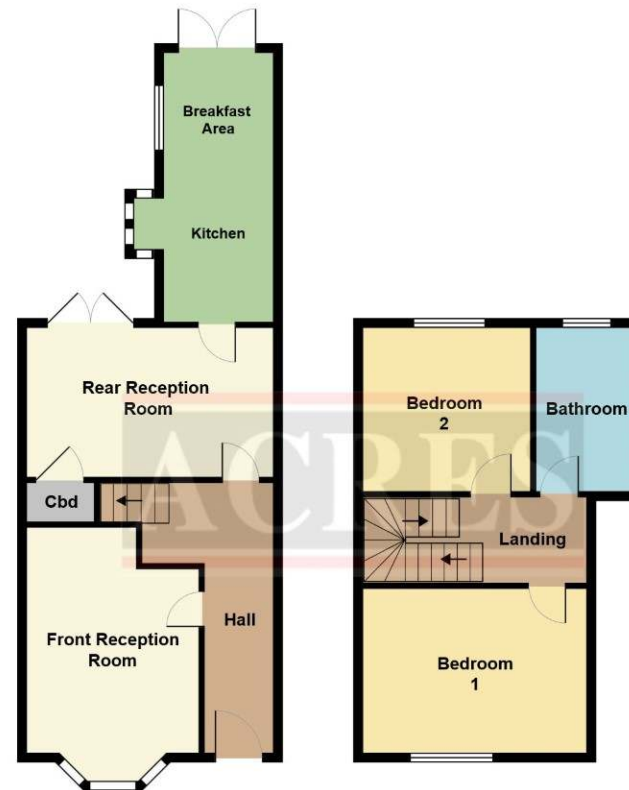
BATHROOM: With white suite comprising panelled bath with tiled surround, hand basin with tiled splashbacks, WC, walk-in fully tiled shower cubicle, double glazed frosted window to rear, radiator, wood effect flooring, extractor fan and airing cupboard housing 'Worcester' central heating boiler

ENCLOSED & PRIVATE LAWNED REAR GARDEN: With patio/sun terrace, court yard area to side, cold water tap, flower borders, garden shed, pretty Pergola at the rear and shared access via gate/bin access

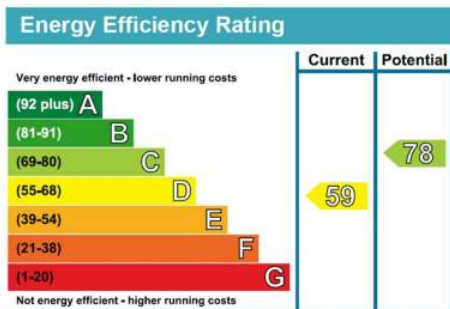


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

A continuation of Upper Holland Road and accessed off Birmingham Road.