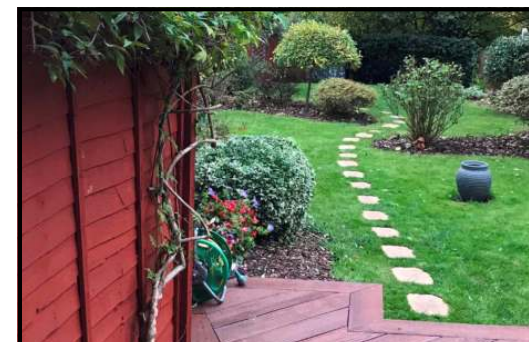


ACRES

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



- * Traditional Three Storey Listed Building
- * Two Bedrooms
- * Lounge with Feature Fireplace
- * Open Plan Fitted Kitchen/Diner
- * Family Bathroom
- * Master Bedroom on Second Floor
- * Potential Parking Opportunity



COLESHILL STREET, SUTTON COLDFIELD, B72 1SH. Offers Around £300,000

Acres are excited to offer this most traditional and immaculate three storey town house offering a real WOW factor feel throughout. This listed building retains many original features within the property and is located close to all amenities including transport facilities, walking distance of restaurants, bars and shops, schools for all ages. Coleshill Street is also close to recreational facilities including Sutton Park and New Hall nature reserve. Briefly sharing the accommodation; Ground floor; covered entrance, lounge with feature fireplace and access to cellar, open plan fitted kitchen and breakfast area. First floor; Bedroom and family bathroom, access to second floor. Second floor; master bedroom with views over Sutton. Outside; private and enclosed lawn rear garden with feature decking and borders. Gas central heating & single glazed windows with secondary glazed units (both where specified). EPC E.

COVERED ENTRANCE: Leading to;

LOUNGE: 13'7" x 15' / 11'10" With single glazed window (secondary glazed unit), feature brick fireplace with original beam housing log burner and side display unit, coving to ceiling, original wood flooring, radiator, stairs to first floor and concealed access to cellar accommodation

OPEN PLAN L-SHAPED KITCHEN/BREAKFAST ROOM: 12'2" / 7'10" x 15'7" / 8'2" Having an extensive range of fitted wall and base units, incorporating double bowl sink unit, integrated washing machine and dishwasher, double oven, 'Samsung' electric hob with extractor over, tiled splashbacks, inset lighting, single glazed window in secondary glazed unit, single glazed door to rear and single glazed side window in secondary glazed unit

FIRST FLOOR LANDING: With radiator and wall lights

BEDROOM TWO (FRONT): 11'11" x 11'7" (not measured into wardrobe recess) With single glazed window in secondary glazed unit, radiator, fitted wardrobe, original feature beam, useful built-in storage cupboard and wall lights

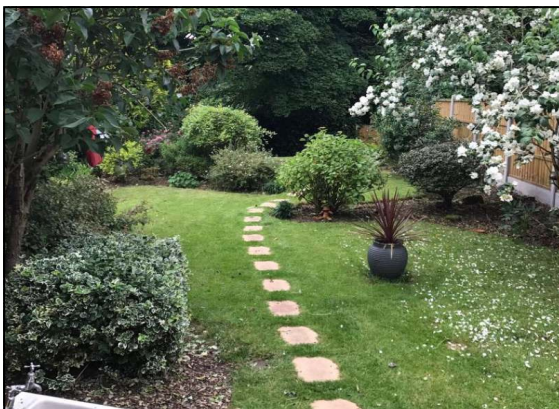
FAMILY BATHROOM: With fully tiled walk-in shower cubicle housing 'MIRA' electric shower, white suite comprising freestanding bath with central taps and shower attachment, WC, hand basin, complementary part-tiled walls, heated towel rail, radiator, single glazed window in secondary glazed unit, built-in storage cupboard and tile effect flooring

STAIRS TO SECOND FLOOR

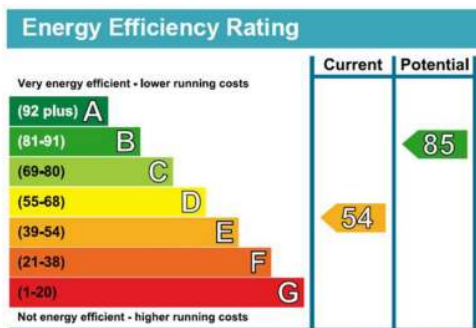
MASTER BEDROOM: 13'8" x 11'10" (not measured into wardrobe recess) With dual aspect (front and rear) single glazed windows in secondary glazed units, fitted wardrobes, feature beamed ceiling, wall lights and radiator

ENCLOSED & FENCED REAR GARDEN: With decking patio area/courtyard leading to lawn with stepping stones to explore the garden, tree, flower and shrub borders, garden shed and access via gate to front (secured)





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:

E.

As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

LOCATION :

Accessed off Coleshill Road and Upper Holland 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.