

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Three bedroomed family detached house
- * OFFERING VACANT POSSESSION WITH NO UPWARD CHAIN
- * Through lounge dining room
- * Universal room –snug/office/ playroom/bedroom four
- * Open front with ample off road parking



LUDFORD CLOSE, SUTTON COLDFIELD, B75 6DW £325,000

We are excited to offer this three bedroom family detached house **offering vacant possession with no upward chain** and a great opportunity to modernise and design the accommodation on offer. Located in a cul-de-sac close to all essential amenities including walking distance of local shops at Whitehouse Common and further afield shops, restaurants and bars in Sutton town centre and Mere Green. Having access to excellent schools for all ages of children (including grammar), local transport facilities with a bus route in to Sutton, Birmingham and Tamworth and the Midlands motorway network. Briefly sharing the accommodation on offer; Ground floor; entrance porch, hall with stairs flowing to first floor, through lounge dining room, kitchen, universal room – snug, office, play room and bedroom four (converted garage) and guest shower room. First floor; landing with three bedrooms leading off, bathroom and separate w.c. Outside; enclosed rear garden and open plan front with ample off road parking. Double glazing and central heating (where applicable).

In need of modernisation/updating, offering vacant possession.

PORCH:

HALL: having light wood laminate flooring, radiator, stairs flowing to first floor,

LOUNGE: 21'09" x 12'02" max / 9'00" min, having feature fire place with gas fire, coving to ceiling, dado rail, double glazed patio doors, wall lights 2 x radiators,

CONVERTED SIDE GRAGE/UNIVERSAL ROOM (BEDROOM/OFFICE/PLAYROOM): 7'05" x 7'11" min / 15'07" max, having double glazed window to front, radiator and coving to ceiling,

ENSUITE SHOWER ROOM: having fully tiled shower cubicle, wash hand basin and WC, chrome towel rail, extractor fan and Vaillant central heating boiler,

KITCHEN: 7'10" x 10'03", having a range of wall and base units with work tops over, double bowl stainless steel sink unit with mixer tap, partially tiled walls, double glazed side door to covered area with door leading to rear garden,

FIRST FLOOR LANDING: having access to loft space,

BEDROOM 1 (FRONT): 9'02" x 12'00", having fitted bedroom furniture, double glazed window to front, radiator and built in storage,

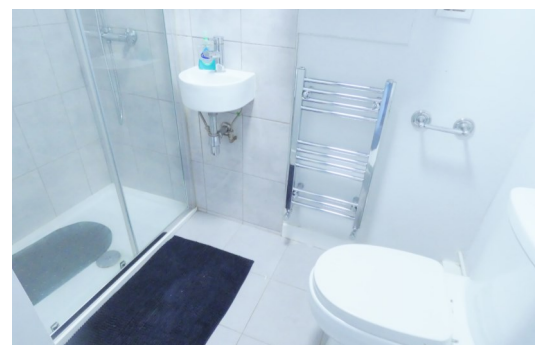
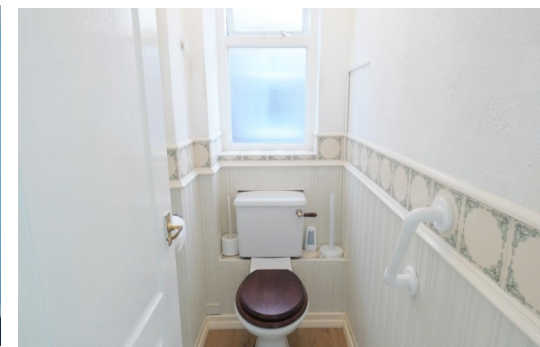
BEDROOM 2 (REAR): 9'06" x 11'04", having double glazed window to rear and radiator,

BEDROOM 3 (FRONT): 7'11" x 11'08", having radiator and built in cupboard,

SEPARATE WC: having frosted double glazed window and WC,

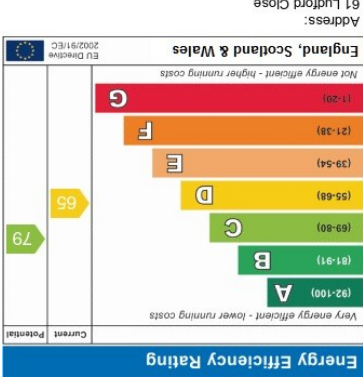
BATHROOM: having white suite comprising panelled bath, having HYDRO electric shower over with tiled surround, radiator and wash hand basin, frosted double glazed window.

OUTSIDE: enclosed lawned rear garden, having green house and shed, borders with flowers and shrubs, patio area, side covered entrance with leading to front and side entrance with ample storage space.



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Address:
61 Ludford 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.



TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

LOCATION:
 Accessed off Whitehouse Common Road.
 Recommended via Acres on 0121 321 2101.
 As per sales particulars.

D
 solicitor.)
 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

61 Ludford Close, Sutton Coldfield



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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