

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Immaculate two bedroom mid-town house
- * Ideal first time buyer, or down sizing
- * Guest WC and cloakroom
- * Open plan lounge/kitchen
- * Fitted wardrobes to both bedrooms
- * Private enclosed rear garden
- * Ample off road parking



SQUIRES CROFT, SUTTON COLDFIELD, B76 2RY £235,000

This immaculate two bedroom mid-town house perfectly located for all essential amenities within the royal town of Sutton Coldfield, situated in a quiet location. Designed with a first time buyer in mind but open to a potential down size having accommodation close to public transport facilities, local shops, restaurants and bars in Walmley Village and Sutton Coldfield. Also benefiting from schools for all ages of children and recreational facilities at New Hall Valley and Sutton Park, briefly walking you through the property; Ground floor; entrance, hall with guest w.c off and cloaks, open plan lounge/fitted kitchen with stairs flowing to first floor. First floor; landing with bathroom, two bedrooms with fitted wardrobes. Outside; enclosed garden which is not overlooked from the rear, open plan front with driveway giving ample off road parking. Double glazing and central heating (where applicable).

GROUND FLOOR:

CANOPY COVERED ENTRANCE: leading into hall with useful storage cupboard, currently having washing machine,

GUEST WC: having white wash hand basin, WC, tiled floor covering, radiator, double glazed frosted window and extractor fan,

OPEN PLAN LIVING SPACE/ MODERN FITTED KITCHEN: 21'07" x 13'00", living area having double glazed French doors opening onto rear garden, radiator, stair case flowing to first floor, kitchen area having a range of glossy white wall and base units with rolled work tops over, under stairs recess, double bowl sink unit with mixer tap over, Zanussi electric oven with gas hob over, extractor fan, tiled splash backs and dishwasher,

FIRST FLOOR LANDING: having access to loft space and radiator,

BEDROOM 1 (REAR): 11'09" (into door recess) max / 8'09" min x 12'11" into wardrobe recess, having a range of mirrored fitted wardrobes, radiator, double glazed window to rear,

BEDROOM 2 (FRONT): 13'00" max / 9'05" min x 10'08", having a range of fitted furniture, 2 x double glazed windows to front, radiator,

BATHROOM: having panelled bath with shower over and fully tiled surround, WC, wash hand basin, partially tiled splash backs, inset lighting, extractor fan and radiator,

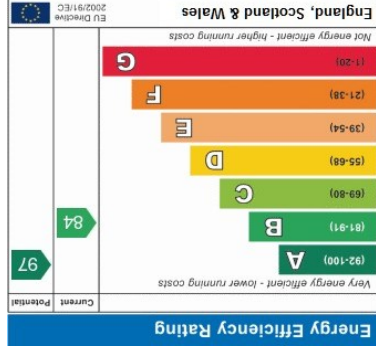
OUTSIDE: parking to front having off road parking space for one car and second space for visitors. Enclosed lawned rear garden, garden shed, paved patio area, access via gate to rear garden to front having shared access.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



Address:
40 Squires Croft



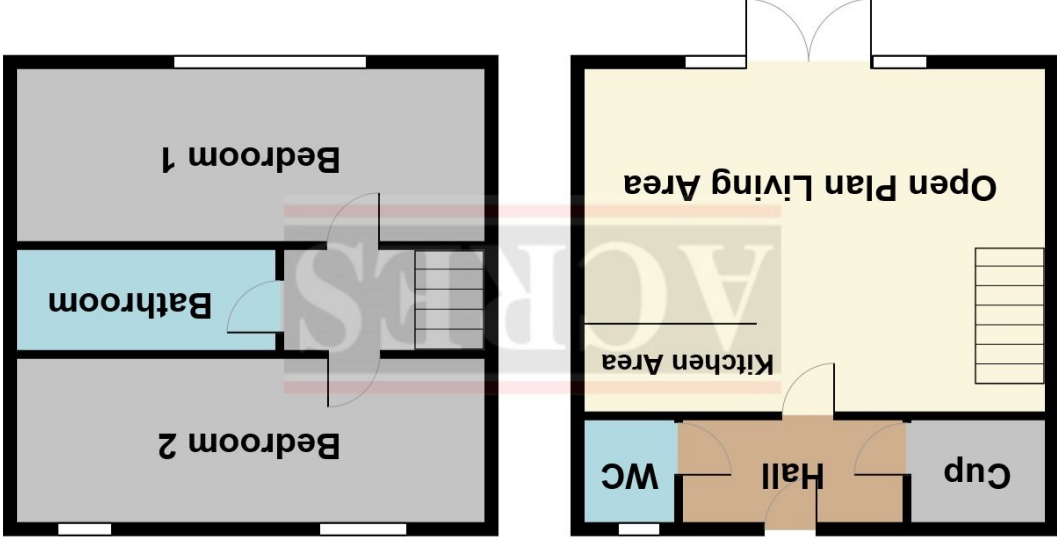
TENURE:

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

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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.)
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As per sales particulars.

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



40 Squires Croft, Sutton Coldfield