

ACRES

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- * Three bedroom semi detached
- * Through lounge/dining room
- * Fitted kitchen
- * Family bathroom
- * Double glazing and central heating both where specified



BRAILES DRIVE, SUTTON COLDFIELD, B76 2UW £258,500

Acres would like to share this charming three bedroom semi-detached property located in an extremely popular residential location which runs off Monks Kirby Road within the royal town of Sutton Coldfield. Located in easy reach of all essential amenities including walking distance of schools for all ages of children (grammar schools in Sutton), local shops at Reddicap with shops, restaurants and bars further afield in Sutton and Mere Green. Also benefitting from access to the midlands motorway and public transport facilities, offering vacant possession/no upward chain, we would like to share the accommodation which briefly comprises; Ground floor; enclosed porch, hall with stairs flowing to first floor, through lounge/dining room and fitted kitchen. First floor; landing with three bedrooms leading off and family bathroom. Outside; open front with ample off road parking, enclosed manageable rear garden and garage. Double glazing and central heating (both where applicable).

Paved driveway frontage offering ample off road parking and further side driveway and access to garage,

PORCH: enclosed porch with double glazed leading effect door and side window, leading to,

HALL: with stairs flowing to first floor, fully carpeted flooring, radiator, useful under stairs storage cupboard,

KITCHEN: 11'05" x 7'01", having a range of wall and base units with contrasting work tops over, double bowl sink unit with mixer tap over, double electric oven, 4 ring stainless steel gas hob, with extractor fan over, tiled splash backs, storage recess, double glazed window and double glazed featured side window, door to rear garden, serving hatch to dining room area,

THROUGH LONGE/DINING ROOM: 24'00" x 10'08" max / 9'06" min into chimney breast, having wood effect flooring, double glazed window to front and double glazed patio door, feature fire surround with gas coal effect fire,

LANDING: with double glazed side window and access to loft space,

BEDROOM 1 (FRONT): 13'04" x 9'02", double glazed window to front, radiator, having a range of fitted bedroom furniture and built in storage area,

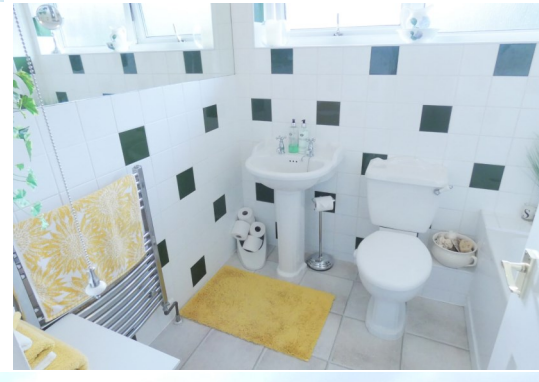
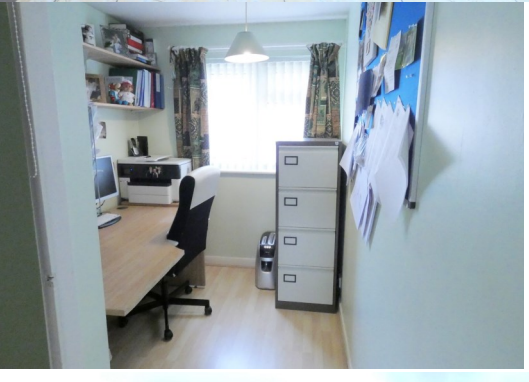
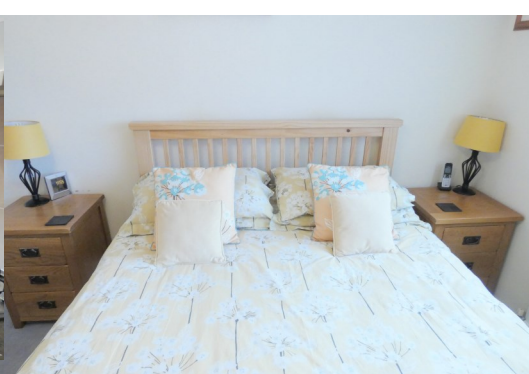
BEDROOM2 (REAR): 9'02" x 11'04" (measured into wardrobe recess), radiator, having a range of fitted wardrobes and double glazed window to rear,

BEDROOM 3 (FRONT): 6'03" x 9'08" max into door recess / 6'10" min, having useful built in storage cupboard and double glazed window to front,

BATHROOM: having white suite comprising low level WC, wash hand basin, panelled bath with electric TRITON shower over with shower screen, double glazed frosted window, partial tiled walls and towel rail.

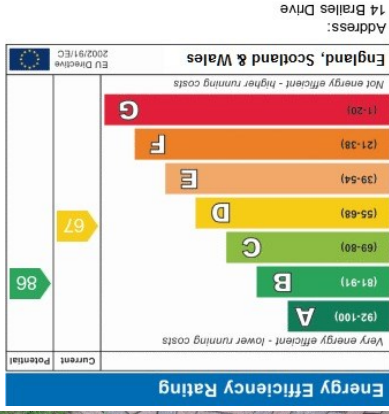
GARAGE: (not measured, please check that garage size is suitable for your own vehicle,) approached via side gated driveway, with up and over garage door, power and light supply.

OUTSIDE: well maintained lawned rear garden with block paved borders leading to sun terrace/patio area.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Address:
14 Brailles Drive



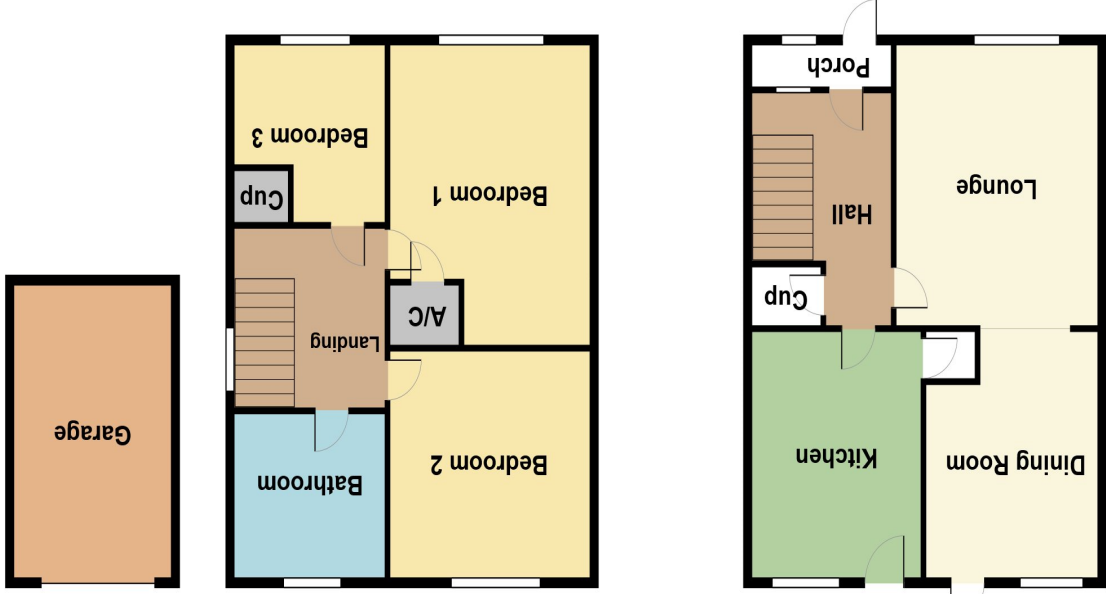
TENURE:

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

As per sales particulars.
Recommended via Acres on 0121 321 2101.
Accessed off Walmley Road Via Monks Kirby Road

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.)

14 Brailles Drive, 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.

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.