ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- No Onward Chain
- Detached Family Home
- Popular Residential Location
- Spacious Through Lounge
- Generous Conservatory
- Fitted Kitchen
- Versatile Home Office / Playroom
- Separate Utility Room / Guest W.C.
- Three Bedrooms & Family Bathroom
- Convenient for Local Schools, Amenities and Transport Links





REDDICAP HILL, SUTTON COLDFIELD, B75 7BG - OFFERS AROUND £395,000

Occupying a convenient and popular residential location on Reddicap Hill, Sutton Coldfield, this well presented three bedroom family home offers spacious and versatile accommodation, ideally suited to families, first time buyers and those seeking a property within easy reach of local amenities. The property benefits from excellent access to nearby schools, shopping facilities and public transport links, together with convenient connections to Sutton Coldfield Town Centre and surrounding areas. Being sold with the added benefit of no onward chain, the property presents an excellent opportunity for purchasers looking for a straightforward move. Internally, the accommodation briefly comprises a welcoming entrance hall, an impressive through lounge with feature fireplace and attractive box bay window, leading into a spacious conservatory overlooking the rear garden. The fitted kitchen provides practical everyday facilities, whilst a versatile home office/playroom and separate utility/guest W.C. add further flexibility to the ground floor. To the first floor are three bedrooms, two benefiting from fitted wardrobes, together with a family bathroom. Externally, the property enjoys a block paved driveway to the front and an easily maintained courtyard style garden to the rear. Early viewing is highly recommended to appreciate the accommodation on offer.
The property is approached via a block paved driveway, with slabbed steps and wrought iron railings leading up to the main entrance.

ENTRANCE HALL: Having a part obscure PVC double glazed entrance door to front with obscure PVC double glazed windows to side, wooden flooring, radiator with decorative cover, stairs rising to the first floor landing and door leading to:

LOUNGE: 24'02" x 11'09" A spacious and well proportioned lounge having a PVC double glazed box bay window to front, two radiators with decorative covers, wooden flooring and a feature gas coal effect fire set on a marble hearth and inset, complemented by a wooden surround. Double opening doors lead through to:

CONSERVATORY: 15'07" x 10'01" A delightful additional reception area enjoying views over the rear court yard, having PVC double glazed windows to side and rear, PVC double glazed French doors providing access to the garden, wooden flooring, two radiators and an open aspect leading into:

KITCHEN: 9'04" x 7'09" Having a PVC double glazed window to rear, stainless steel sink unit set into roll-top work surfaces with a range of matching base and wall units and drawers, space for cooker and fridge freezer, tiled splashbacks and tiled flooring.

HOME OFFICE / PLAYROOM: 8'02" x 7'11" A versatile room offering excellent potential for use as a home office, playroom or additional reception space, having wooden flooring, radiator, door to hallway and further door leading to:

UTILITY / GUEST W.C: 7'11" x 3'06" Having an obscure PVC double glazed window to front, low flushing W.C., hand wash basin with tiled splashback, heated towel radiator, roll top work surface with space and plumbing for washing machine and tumble dryer beneath, and wooden flooring.

FIRST FLOOR LANDING: Having an obscure PVC double glazed window to side, access to loft space and doors leading to:

BEDROOM ONE: 11'09" x 9'05" A well proportioned double bedroom having a PVC double glazed window to rear, radiator and fitted wardrobes with sliding doors.

BEDROOM TWO: 11'06" max, 5'08" min x 9'05" max, 6'09" min Having a PVC double glazed window to front, radiator and fitted wardrobes with sliding doors.

BEDROOM THREE: 7'11" x 8'06" Having a PVC double glazed window to rear, radiator and space for bedroom furniture.

FAMILY BATHROOM: Having an obscure PVC double glazed window to front, corner panelled bath with shower over, low flushing W.C., hand wash basin, column radiator and tiled surrounds.

REAR GARDEN: To the rear is a courtyard style garden, offering an easily maintained outdoor space with established shrubs and bushes to one side.















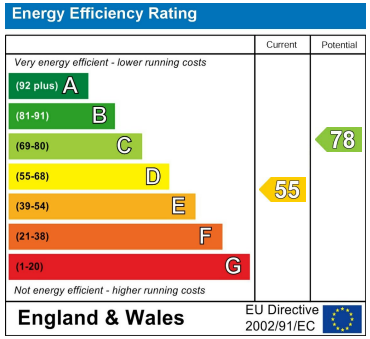
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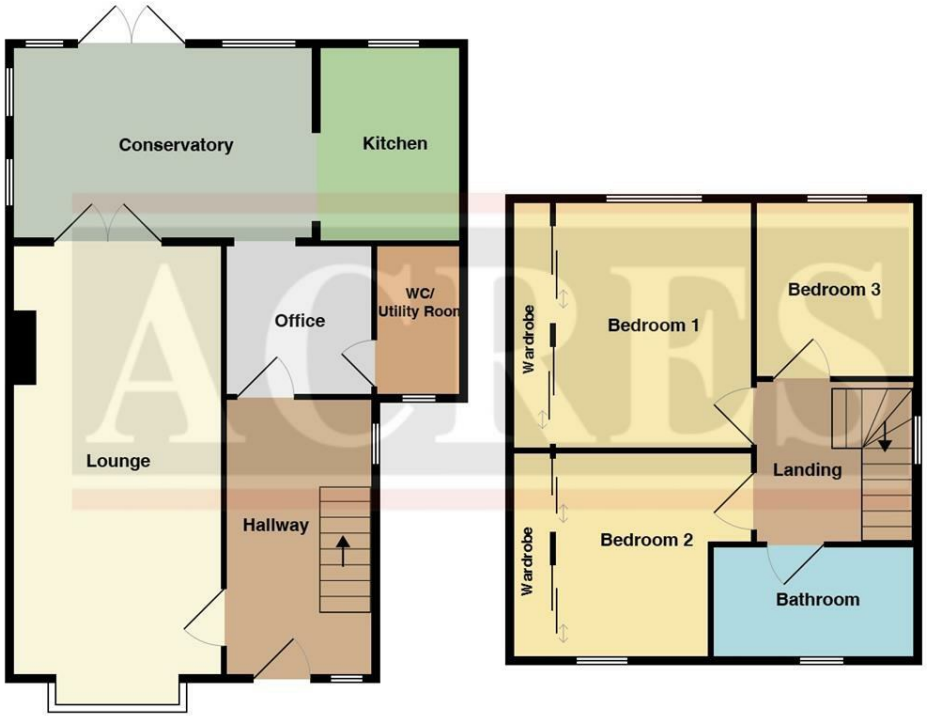
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101







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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.