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



- Well proportioned Mid Terraced Property
- Convenient location close to Sutton Coldfield town centre
- Spacious rear lounge with French doors
- Fitted breakfast kitchen with dining space
- Three good sized bedrooms
- Family bathroom
- Integral garage with potential for conversion (STPP)
- Driveway providing off road parking for two vehicles
- Enclosed, low maintenance rear garden
- Close to local schools, amenities and transport links





HOLLAND STREET, SUTTON COLDFIELD, B72 1RR - OFFERS AROUND £290,000

Situated in a convenient and sought after residential location within close proximity to Sutton Coldfield town centre, this well proportioned three bedroom home offers an excellent opportunity for first time buyers, families and those looking to downsize. The property is ideally positioned to take advantage of a wide range of local amenities, including shops, supermarkets, restaurants and leisure facilities, together with well regarded schools for children of all ages. Sutton Coldfield train station provides convenient commuter links into Birmingham city centre and surrounding areas, whilst the nearby road network offers further excellent transport connections. The beautiful and extensive Sutton Park is also within easy reach, offering an abundance of outdoor recreational opportunities. Offering well arranged accommodation throughout, the property benefits from PVC double glazing and gas central heating (where specified), with further scope for purchasers to personalise and enhance the accommodation to suit their individual requirements. Internally, the property briefly comprises a welcoming entrance hall, fitted breakfast kitchen with space for dining and a well proportioned rear lounge with French doors opening onto the garden. To the first floor are three good sized bedrooms and a family bathroom. Externally, the property enjoys a driveway providing off road parking for two vehicles, an integral garage offering useful storage or potential for conversion, subject to the necessary permissions, and a fully enclosed, low maintenance rear garden. Internal viewing is highly recommended to fully appreciate the accommodation, location and potential on offer.

APPROACH: Accessed via a part paved and part tarmacadam driveway providing off road parking for two vehicles, with a brick built boundary wall to the front, leading to a covered entrance porch.

ENTRANCE HALL: Front entrance door, laminate flooring, stairs rising to the first floor landing and door leading to:

BREAKFAST KITCHEN – 11'10" x 7'11": PVC double glazed window to front, stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers. Integrated oven and four ring gas hob with extractor hood over, space for washing machine and under counter fridge, tiled splashbacks, radiator, space for breakfast table and chairs, door to storage cupboard and internal door leading to garage.

LOUNGE – 12'7" x 11'7": PVC double glazed French doors opening onto the rear garden with matching double glazed side panels and windows, radiator and ample space for lounge furniture.

FIRST-FLOOR LANDING: Door to storage cupboard, loft access point and further doors leading to:

BEDROOM ONE – 12'1" x 8'0": PVC double glazed window to front, radiator and space for double bed and additional bedroom furniture.

BEDROOM TWO – 12'7" x 7'9": PVC double glazed window to rear, radiator and space for double bed and additional bedroom furniture.

BEDROOM THREE – 8'11" x 8'1": PVC double glazed window to rear, radiator and space for bedroom furniture, alternatively offering an ideal space for a home office or study.

FAMILY BATHROOM: Obscure PVC double glazed window to front, panelled bath, low flushing WC, hand wash basin, half tiled walls and laminate effect flooring.

GARAGE – 18'6" x 7'9": Up and over garage door to front, part obscure PVC double glazed door to rear garden and internal access from the breakfast kitchen. Offering useful additional storage space or potential for conversion, subject to the necessary planning permissions and building regulations. (Please check the suitability of this garage for your own vehicle)

REAR GARDEN: Accessed via the lounge or garage, the property enjoys a fully enclosed rear garden, predominantly laid to lawn with retaining features and fenced boundaries, providing a pleasant and relatively low maintenance outdoor space.















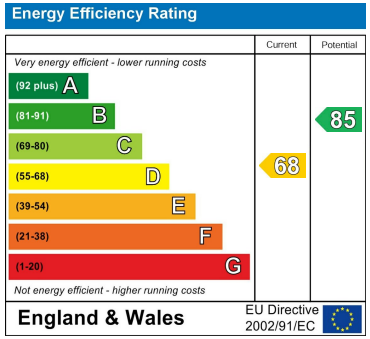
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

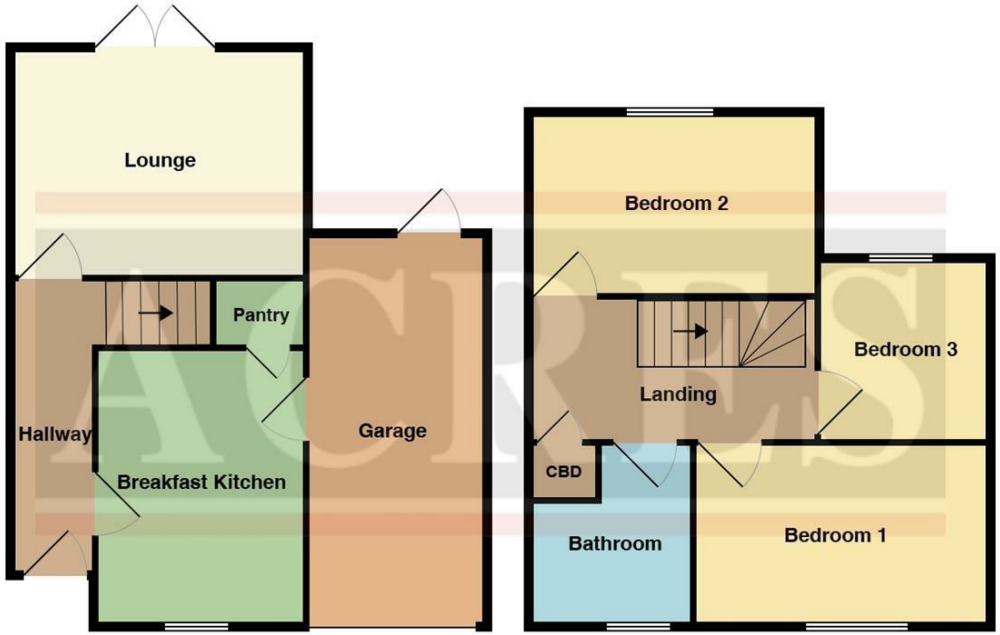
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.