

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Character style end terraced cottage
- * Two double bedrooms
- * Fitted kitchen/breakfast room
- * Utility room
- * Refitted bathroom
- * Lounge
- * Landscaped rear garden and terrace
- * Decorated and designed to a very high standard
- * Potential for loft conversion
- * Internal viewing strongly recommended to fully appreciate the size of accommodation on offer
- * Walking distance of all amenities



HIGHBRIDGE ROAD, SUTTON COLDFIELD, B73 5QA, ASKING PRICE, £300,000

An impressive end terraced cottage which offers a high quality finish throughout, designed and finished complementing the style of accommodation on offer. Highbridge Road runs off Birmingham Road and is perfectly located for accessing public transport facilities both bus routes and network rail, close to independent shops, restaurants, and bars in Boldmere and nearby Sutton town centre, also having easy access to the Midlands motorway network and schools for all ages of children. An internal viewing is strongly recommended to fully appreciate the size of accommodation on offer. Ground floor. Entrance, lounge, inner hallway with useful understairs storage, fitted kitchen/breakfast room, utility room leading to bathroom. First floor. Landing area with stairs to ground floor, two double bedrooms with storage. Outside. Enclosed front courtyard, landscaped rear garden with pebble terrace area leading to lawn, flower borders and brick built storage. Double glazing and central heating (both where applicable).

Accessed via front courtyard leading to;

RECEPTION ROOM: (FRONT) 11'05", 10'08" (CHIMNEY BREAST) X 11'11"

With single glazed sash window, feature fireplace having coal effect gas fire and hearth, picture rail, radiator, solid wood flooring and door leading to;

INNER HALL AREA:

With useful understairs storage

KITCHEN/ BREAKFAST ROOM: 11'11" X 11'05"

Excellent range of wall and base units, rolled worktops over, Neff gas hob, integrated extractor over, Neff oven, double bowl sink unit, tiled splashbacks, integrated fridge, double glazed window to rear, inset lighting, tiled floor with underfloor heating and radiator, door leading to first floor and door leading to;

UTILITY ROOM:

With plumbing for washing machine, worktops over, double glazed window to side, unit housing central heating boiler, inset lighting and door to rear garden

BATHROOM:

With P shaped bath having shower over, tiled surround in shower area, W.C, hand basin, partial tiled walls, inset lighting, tiled floor and chrome towel rail

FIRST FLOOR:

LANDING AREA:

With stairs flowing from first floor

BEDROOM ONE: (REAR) 12'00" X 11'06", 10'08" (CHIMNEY BREAST)

With double glazed window to rear, picture rail and radiator

BEDROOM TWO: (FRONT) 12'01" X 11'06", 10'08" (CHIMNEY BREAST)

With original single glazed sash window, radiator, storage cupboard and access to boarded loft space

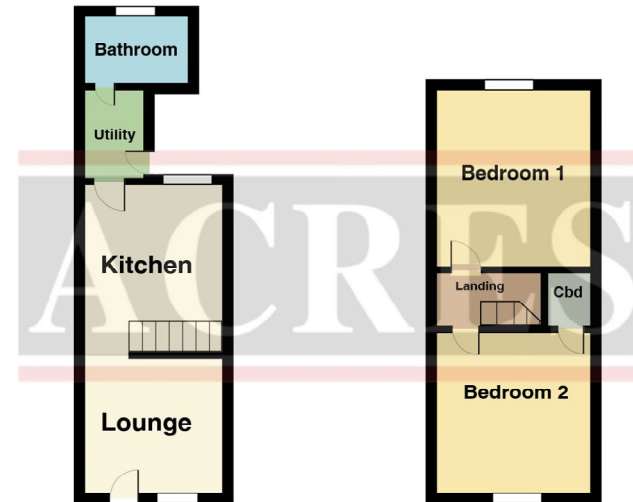
OUTSIDE:

Landscaped rear garden, lawn with shrub borders, stone chippings terrace and gate access

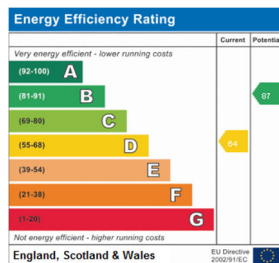


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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



TENURE:

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

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.)

C
 As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Birmingham Road

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.