



# Bloore King & Kavanagh

Sales & Lettings



**11 Hundred Acre Road**  
Sutton Coldfield, B74 2JX

**Offers Over £299,950**

## The Property

A great opportunity to purchase this spacious THREE BEDROOM semi detached property in a highly sought residential area in Sutton Coldfield. Being sold with NO UPWARD CHAIN the property has a potential return on investment of around \*\*£19,200 per annum (\*\*approx.£1,600 pcm).

This property is briefly comprising of; entrance hall, fitted kitchen diner offering access to lounge, three bedrooms and upstairs shower room. To the front is off road parking for at least two cars and to the rear of the property is very low maintenance garden. EPC: C / Council; Tax Band: C

A lovely property in a great location so CALL TODAY to arrange a viewing and to avoid disappointment.

(\*\*figures based on rental market February 2024 and is subject to market condition fluctuations)

## Location

Streetly is an area in the county of West Midlands, England which lies around 7 miles (11 km) to the north of Birmingham City Centre. It is uniquely located within the borders of Birmingham, Lichfield and Walsall district authorities,[citation needed] and is part of the West Midlands conurbation. It is adjacent to, New Oscott, Great Barr, Four Oaks, Little Aston and Aldridge.

## Entrance Hall

1.86m x 1.61m (6'1" x 5'3" )

Under stairs cupboard with stairs leading to first floor accommodation. Access to fitted kitchen diner and lounge.

## Fitted Kitchen Diner

7.20m x 2.82m (23'7" x 9'3" )

Window to front and access to rear available. Offering a good range of eye level and base units incorporating; 1 1/2 resin sink and drainer unit, plumbing for a washer installed and a Rangemaster cooker with fitted extractor hood over.

## Lounge

4.74m x 3.02m wp (15'6" x 9'10" wp)

Windows and secondary access available to the rear.

## Landing

S-shaped landing including:

Landing (1) 1.34m x 2.81m - Boiler installed and built in storage available. Window to front.

Landing (2) 0.86m x 1.70m - Loft access available. Doors to all upstairs rooms.

## Bedroom One

3.83m x 3.02m wp (12'6" x 9'10" wp )

Built in storage and window to rear.

## Bedroom Two

2.99m x 2.80m (9'9" x 9'2" )

Window to rear.



### Bedroom Three

2.38m x 2.79m (7'9" x 9'1")

Window to front.

### Shower Room

1.81m x 2.33m (5'11" x 7'7" )

Window to side. Low level flush installed, with a vanity unit wash hand basin and a mains fed shower unit installed within a separate double shower cubicle.

### Outside

**FRONT:** Front gardens mainly laid to lawn with off road parking available for at least two cars. Shared side access available.

**REAR:** Smaller block paved patio with steps leading up to a larger block paved patio area offering access to rear store.

### Connected Person

Please be aware that this property is owned by an Employee/Director of Bloore King and Kavanagh.

### Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

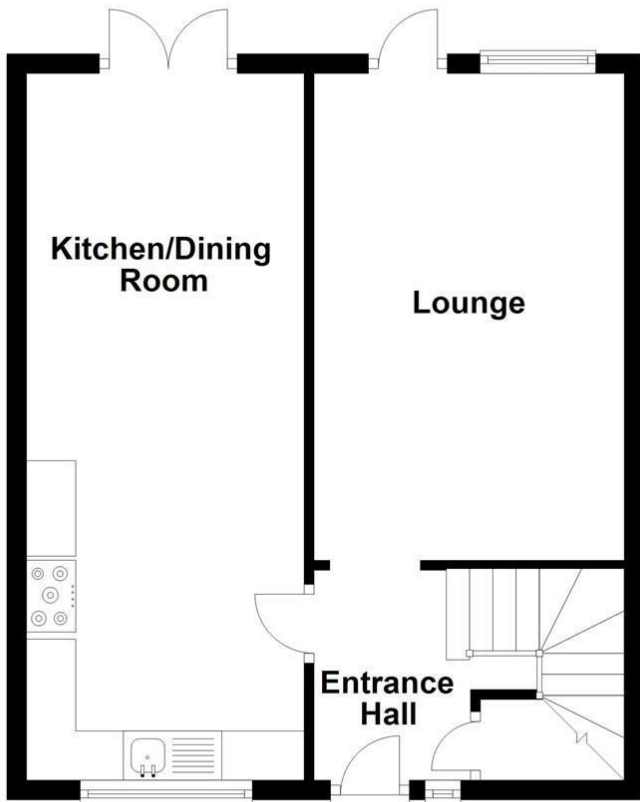
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:**

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

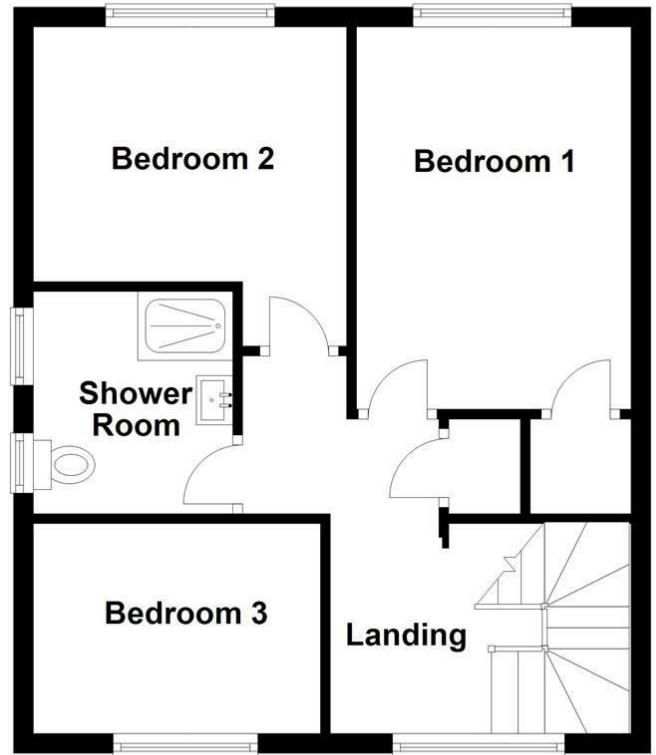
**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



## Ground Floor



## First Floor



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