

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Ground floor apartment
- Close to Sutton Park
- Two good size bedrooms having built-in wardrobes
- Substantial lounge with fireplace
- Attractive breakfast kitchen
- Well appointed bathroom with separate WC
- Private terrace/balcony
- No upward chain
- Sought after development/location
- Communal parking & gardens



**BANNERS GATE ROAD, SUTTON COLDFIELD, B73 6RT - ASKING PRICE £220,000**

Directly adjacent to Sutton Park showing off all its natural beauty and delightfully well maintained generous and deceiving ground floor apartment is set in a sought after prime and central development of Sutton Coldfield. Close to a range of local facilities and indeed a host of readily available bus services within a short walk and provides access to wider surrounding areas. Complemented by gas central heating and PVC double glazing (both where specified) this ground floor apartment briefly comprises of entrance hall, two bedrooms with fitted wardrobes, large family room/lounge, breakfast kitchen, shower room, guest WC and utility.

Set back from the roadway behind a tarmac driveway with communal lawns, lawned foregarden having shrubs and bushes. Access to the property is gained via:-

**ENTRANCE HALL:** Multi lock PVC double glazed door with obscured glazed inset and useful storage cupboard with doors leading to WC.

**WC:** Wall hung sink with tiled splashback, low flushing WC, shelving to wall and wood effect flooring.

**LOUNGE:** 13'4" x 20'4" Double glazed sliding doors to front with stone effect feature fireplace with marble effect hearth and contemporary cover and surround with space for three piece suite and two radiators.

**BREAKFAST KITCHEN:** 13'3" x 10'9" Pvc double glazed windows to side, one and a half stainless steel sink and drainer unit set into roll edge work surfaces offering a range of matching cupboards fitted to both base and wall with a variety of drawers, space for oven and cooker and potential for breakfast table, with wood effect flooring throughout and radiator.

**BEDROOM ONE:** 14'3"max, 13'7"min x 10'6" Pvc double glazed window to side with two double built-in wardrobes and a radiator.

**BEDROOM TWO:** 9'5" x 8'9" Pvc double glazed window to side, double built-in wardrobe and radiator.

**BATHROOM:** 7'7" x 7'04" Obscure double glazed window to side, corner enclosed shower with sliding glazed door, low flushing WC, wash hand basin with vanity unit below, decorative shelving and wood effect flooring.

**LAUNDRY ROOM:** Useful storage cupboard, sink with plumbing and space for washing machine and tumble dryer, obscure double glazed door to side.

**OUTSIDE:** Offers seating area and courtyard.

**GARAGE:** 20' x 10'3" (please check these measurements are suitable for your own vehicle) Up and over garage door.



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

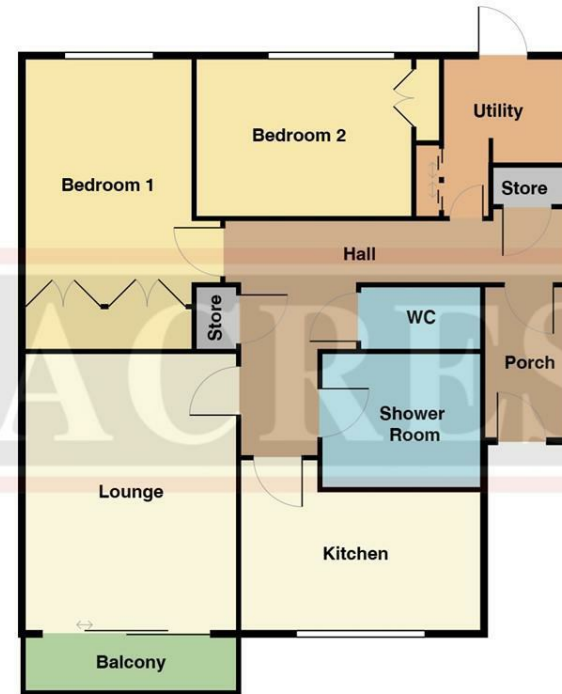
**COUNCIL TAX BAND:** D    **COUNCIL:** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Banners Court, Sutton Coldfield, B73 6RT**



**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.