

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Well presented ground floor apartment
- Pleasant outlook over the park and green spaces
- Spacious lounge
- Newly fitted kitchen
- Two bedrooms
- Bathroom
- Communal parking and well-maintained communal grounds
- Close to local amenities, transport links and leisure facilities
- Ideal for first time buyers, downsizers or investors,
- No chain



TUDOR CLOSE, NEW OSCOTT, B73 6SX - £160,000

Perfectly positioned with a lovely outlook over the park and surrounding green spaces, this well presented and newly refurbished ground floor apartment offers both comfort and convenience in a popular and well connected location. Situated close to local amenities, transport links and leisure spaces, the property is ideal for first time buyers, downsizers or investors seeking a move in ready home within a peaceful setting.

Accessed via a communal entrance door, leading through to the:

HALL: A stylish wooden front door, electric room heater, storage cupboard and doors leading to:

LOUNGE: 18'00" x 9'06" PVC double glazed window to the rear overlooking further parking spaces and the park, electric heater, electric flame-effect wall fire, space for freestanding lounge furniture, and double opening doors to:

KITCHEN: 8'00" x 6'01" Newly fitted kitchen with a PVC double glazed window to rear, stainless steel sink and drainer set in roll-top work surfaces with matching base and wall units with drawers, integrated electric oven and hob with extractor hood over, space for freestanding fridge/freezer and washing machine, and tiled flooring.

BEDROOM ONE: 14'09" x 12'03" x 9'04" x 8'00" PVC double glazed window to rear, electric heater, fitted double wardrobes with mirrored sliding doors.

BEDROOM TWO: 13'00" x 9'04" x 6'01" x 3'01" PVC double glazed window to rear, electric heater, and space for freestanding bedroom furniture.

BATHROOM: Panelled bath with shower over, low-flushing WC, hand wash basin, ladder style radiator, tiled surround, and tiled flooring.

OUTSIDE: Communal parking and communal grounds. The property benefits from an intercom entry system and enjoys a pleasant position overlooking the park and open green spaces.



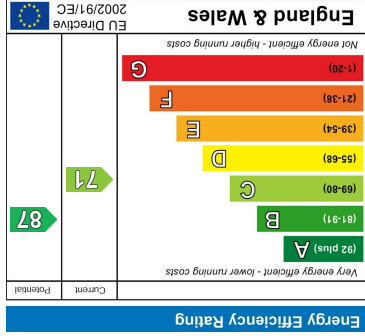
TENURE:

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 : C

VIEWING:

Highly recommended via Acres on 0121 321 2101



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.

