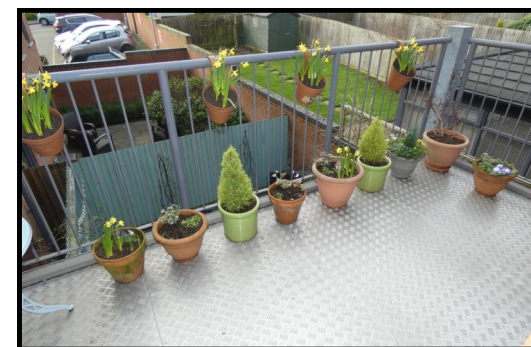


ACRES

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



- ◆ A wonderful modern styled apartment
- ◆ Built approximately 10 years ago
- ◆ First floor
- ◆ Incredible open plan lounge/dining area and stylish fitted kitchen with large balcony
- ◆ Master bedroom with second private balcony
- ◆ Second double bedroom
- ◆ Bathroom with white suite
- ◆ Communal grounds
- ◆ Allocated parking space



Flat 5, 73 Holland Road, B72 1RP ~ Offers around £225,000

This really is an amazing apartment built approximately 10 years ago by Cameron Homes and offering 115 years on the lease . The position it holds is superb in the heart of The Royal Town of Sutton Coldfield conveniently placed for all amenities including shops, restaurants and cross city line. The interiors are lovely and spacious include security entrance, entrance hall, incredible open plan lounge/dining area and kitchen with a range of high gloss units and integral appliances and very large balcony to rear, two double bedrooms (bedroom one with a second private balcony to front) and bathroom with white suite. Outside are communal grounds and an allocated parking space. EPC rating B. Council tax band B.

Access is via a secure entrance with communal hallway and staircase

Door in hallway with radiator, timber effect floor, door into

AIRING CUPBOARD With coat hooks, storage and wall mounted gas central heating boiler

OPEN PLAN LOUNGE, DINING ROOM AND KITCHEN An excellent living room offering modern day living

LOUNGE AND DINING AREA Timber effect floor, two radiators, double glazed vertical window and double glazed door to private balcony

KITCHEN AREA High gloss drawer, base and eye level cupboards, work surface, four ring gas hob, electric oven under extractor hood over, stainless steel one and half bowl sink and drainer, space and plumbing for washing machine integrated fridge freezer and dishwasher, tiled floor

BEDROOM ONE 15'5" x 8'6" An excellent double bedroom with radiator and door leading to a deep private balcony

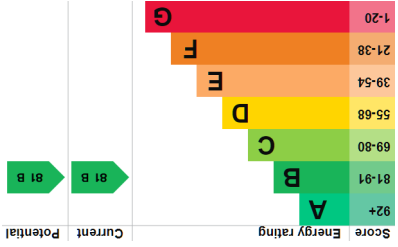
BEDROOM TWO 13'10" x 8'10" A second superb double bedroom, large vertical double glazed window, radiator

BATHROOM A modern white bathroom suite with panelled bath, shower screen and shower above, wash hand basin set into a vanity unit, close coupled WC, stylish tiling to part walls, chrome ladder style radiator/towel rail, extractor fan

OUTSIDE Communal gardens and car park offering one allocated parking space



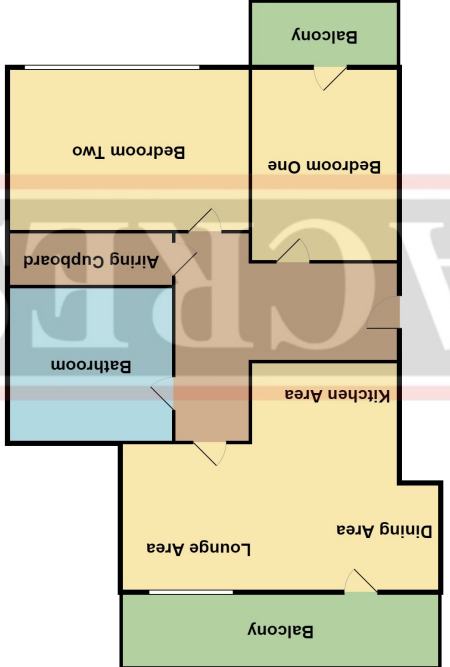
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TENURE:
COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

We have been informed by the vendors that the property is Leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
As per sales particulars.
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 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.