

ACRES

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- A superb studio (that does have a separate bedroom).
- Secure entrance
- Entrance hall
- Spacious lounge with patio styled doors
- Fitted kitchen with built in pantry
- Bedroom with fitted mirror fronted wardrobe
- Bathroom with White suite
- Extended lease, Ground floor
- Communal grounds, garage and parking
- No onward chain



ST PETERS CLOSE, SUTTON COLDFIELD, B72 1LS - ASKING PRICE £125,000

Acres are delighted to offer this superb property that has an extended lease and wonderful location close to many of Sutton Coldfield's many amenities. Situated on the ground floor via a secure entrance the interiors offer a hallway, generous lounge with patio door out to the communal grounds, kitchen, separate bedroom with built in wardrobe and bathroom with white suite. Outside are parking spaces and communal gardens. This block does not allow you to rent. Council tax band A

Access is via: Secure entrance communal hall, door into number 1

HALLWAY Having spotlights to ceiling, doors into bedroom and bathroom, timber effect floor

LOUNGE 13'00" x 9'3" plus door well Having timber effect floor, electric heater, double doors into airing cupboard, double glazed patio doors on to small patio area.

Access into:

KITCHEN Having drawer, base and eye level units, stainless steel sink and drainer, four ring electric hob, electric oven under, door into pantry, space and plumbing for washing machine, space for fridge

BEDROOM 9'4" x 8'00" max 6'1" min to wardrobe front Having built-in mirror fronted wardrobe, spotlights to ceiling, timber effect floor

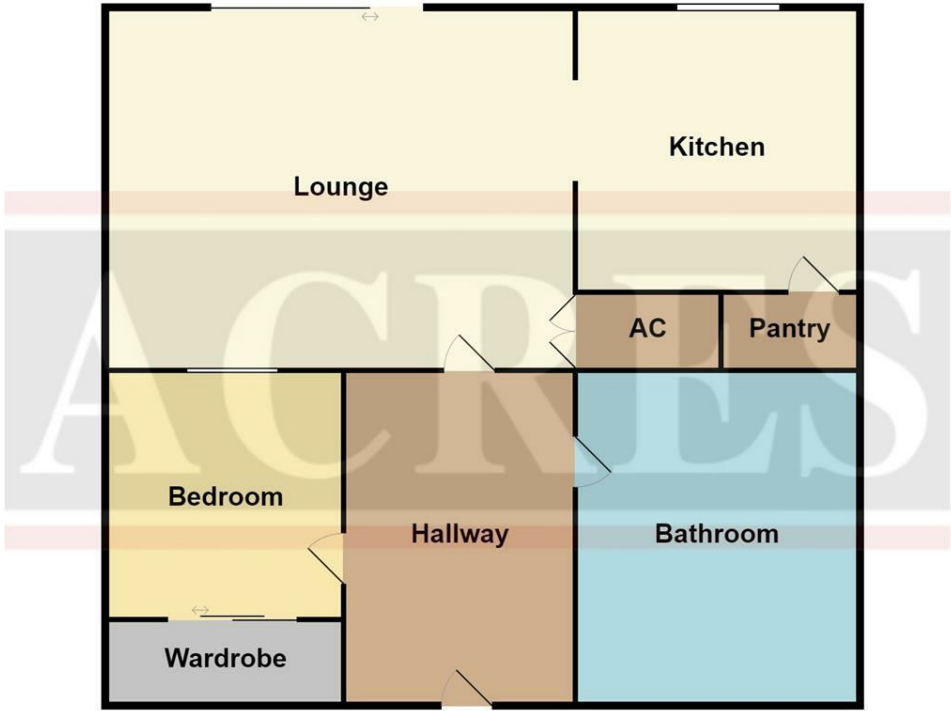
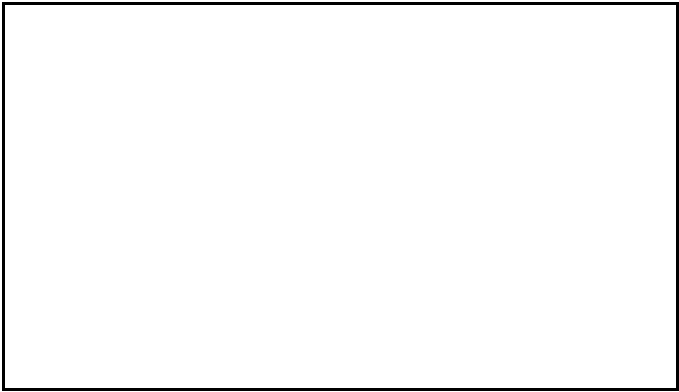
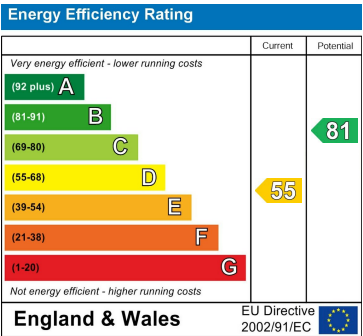
BATHROOM Having a white suite, bath with shower over, wash hand basin set into vanity unit, close coupled WC, tiling to part walls and floor, spotlights to ceiling, extractor fan



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 : A

VIEWING: Highly 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.