

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Well presented ground floor apartment
- Close to transport links, local amenities and reputable schools
- Allocated parking space
- Secure communal entrance with intercom system
- Lounge
- Fitted kitchen
- Two good sized bedrooms
- En-suite shower room and additional shower room
- Private decking area
- Communal gardens



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1DJ - OFFERS OVER £200,000

Situated in the ever popular and well connected area of Wylde Green, this well presented ground floor apartment offers a superb blend of convenience, comfort and modern living. Ideally placed within easy reach of excellent transport links including Wylde Green Train Station, major bus routes and nearby road networks, the property also benefits from close proximity to local shops, cafés, amenities and reputable schools. Its sought after location, combined with spacious accommodation and private outdoor space, makes this an ideal purchase for first time buyers, downsizers or investors.

The apartment itself offers well proportioned rooms throughout, complemented by modern fixtures, allocated parking and secure communal access. Inside, the property boasts a welcoming lounge, a fitted kitchen with integrated appliances and direct access to the private decking area, two bedrooms with fitted wardrobes, an en-suite to the master and a further stylish shower room. With both private and communal outdoor spaces, double glazing, gas central heating where specified and allocated parking, this apartment provides all the essentials for comfortable and low maintenance living.

Accessed via a tarmac driveway with allocated parking bays for all flats, bordered by a brick wall and established shrubbery. A pathway leads to the communal entrance hall, complete with post boxes and an interlocking door with intercom system for added security.

HALLWAY: Stepping into the hallway, you are greeted by a stylish wooden entrance door, radiator, wood effect flooring, an intercom system and doors leading to:

LOUNGE: 14'02" x 12'02" Featuring obscure PVC double glazed inglenook windows to the side, radiator, and ample space for freestanding lounge furniture.

KITCHEN: 11'11" x 8'07" A beautifully appointed space with PVC double glazed French doors and two rear windows leading out to the private decking area. The kitchen offers marble effect work surfaces with inset stainless steel sink and drainer grooves, matching wall and base units, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled flooring, double oven with five ring gas hob and extractor hood above.

BEDROOM ONE: 18'00" x 12'02" x 10'06" x 3'03" A generous double bedroom with PVC double glazed rear window, radiator and fitted wardrobes.

EN-SUITE: Obscure PVC double glazed window to side, enclosed corner shower unit, low flushing WC, hand wash basin, tiled surround, tiled flooring and chrome effect ladder style radiator.

BEDROOM TWO: 13'03" x 8'09" A well proportioned second bedroom benefiting from PVC double glazed French doors to the rear leading out to the private decking area, radiator and fitted wardrobes.

BATHROOM: Includes enclosed corner shower unit, low flushing WC, hand wash basin, tiled surround, tiled flooring and chrome effect ladder style radiator.

COMMUNAL GARDENS: A well tended lawned area with trees and shrubs, offering pleasant outdoor space for residents, along with seating areas.

PRIVATE DECKING AREA: Belonging exclusively to the apartment and accessible via both the kitchen and bedroom two includes shed for storage. This superb private outdoor area provides an ideal spot for relaxing or entertaining.

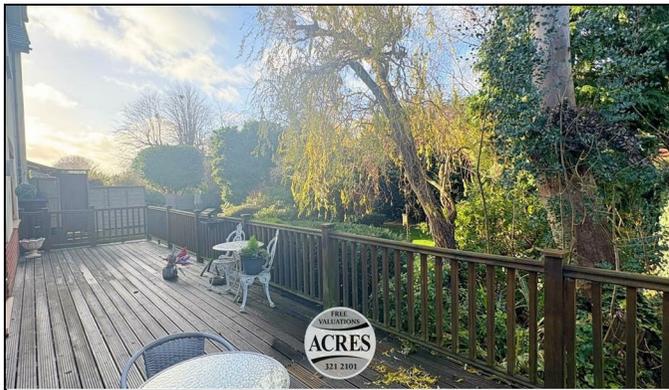


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	75	75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.