

# ACRES

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

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www.acres.co.uk



- A lovely top floor apartment
- Secure entrance, communal hallway and staircase
- Entrance hall with storage cupboard
- Large light and airy living room
- Open plan fitted kitchen
- Excellent double bedroom
- Bathroom with white suite
- Communal grounds
- No upward chain
- Short distance from Good Hope Hospital.



**PAGES CLOSE, SUTTON COLDFIELD, B75 7SZ - OFFERS OVER £115,000**

This delightful top floor leasehold apartment is ideally positioned within walking distance of local amenities that The Royal Town of Sutton Coldfield has to offer, including excellent transport links, the cross-city rail line, and Good Hope Hospital. The property is beautifully maintained throughout and represents an ideal opportunity for first-time buyers, downsizers, or investors. Benefitting from no upward chain, early viewing is highly recommended. EPC Rating: C. Council Tax Band: A

#### Access

Entry is via a secure communal entrance with intercom system and staircase rising to the top floor.

#### Hallway

Reception door opens into a welcoming hallway with useful built-in storage cupboard and doors leading to all accommodation.

#### Living/Dining Room – 18'1" x 12'1"

A spacious and bright reception room with a double glazed rear window offering pleasant tree-lined views, coving to ceiling, and fitted dining area. Open access leads into:

#### Kitchen – 10'2" x 5'8"

Fitted with a range of white base, drawer and wall-mounted units, incorporating a stainless steel one and a half bowl sink and drainer, breakfast bar, space for electric cooker, plumbing for washing machine, and space for fridge. Double glazed window to side elevation.

#### Bedroom One – 13'10" max x 11'10"

A generous double bedroom with double glazed window to the rear, coving to ceiling, and a built-in mirrored wardrobe system providing excellent storage.

#### Bathroom

Fitted with a white suite comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin, and close coupled WC. Finished with white tiling to walls, double glazed window to front, airing cupboard, and wall-mounted electric heater.

#### Outside

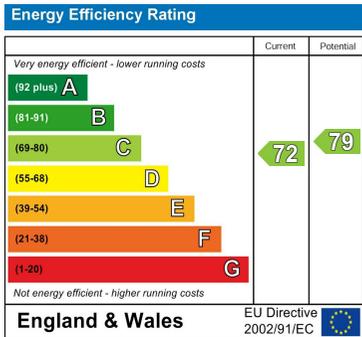
The property enjoys use of well-maintained communal gardens offering green surroundings and space to enjoy outdoors.



**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 :** A                      **COUNCIL :**

**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.

