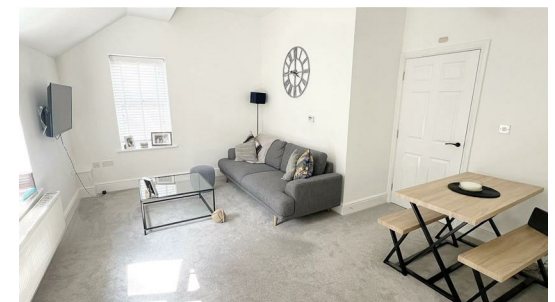


ACRES

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

@ www.acres.co.uk

- Two bedrooms first with fitted wardrobes
- Well appointed white bathroom
- Spacious lounge/dining room
- Comprehensively fitted kitchen
- Allocated parking space
- Communal gardens
- Security intercom/door release system
- Set in a central convenient well regarded location
- No onward chain



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1DD - OFFERS AROUND £190,000

This well presented spacious second floor apartment is set within a delightful development of apartments within a converted period property. Set in a central convenient location only a few hundred metres from a range of shopping facilities available at both Wylde Green and Sutton Coldfield centres. The property is also served locally by excellent public transport links including the cross-city rail line. Complimented by gas central heating and having Pvc double glazing (both where specified), secure access to the development is provided by an intercom/door release system. To fully appreciate the property on offer its true proportions, features and excellent presentation we highly recommend an internal inspection.

Briefly comprising spacious reception hall having twin stores off, a generous open plan lounge/dining room opening to the properties fitted kitchen which features a range of integrated appliances. There are two bedrooms the first having fitted wardrobes together with bathroom provided with white suite. At the rear there are mature communal gardens and to the fore allocated parking space, the property offers an allocated parking space.

Set back from the roadway behind a driveway offering allocated parking spaces. Access is gained to the property via double doors opening to:

FULL ENCLOSED PORCH: Intercom/door release system, glazed door to

COMMUNAL ENTRANCE HALL: Minton tiled floor, stairs rise to the second floor landing having Pvc double glazed windows to rear. The properties front door opens to

ENTRANCE HALL: Radiator, built in storage cupboard and additional linen/storage cupboard

LOUNGE/DINING ROOM: 14'10" max 7'0 min 13'1" max 10'2" min Pvc double glazed windows to front and side, double radiator

FITTED KITCHEN: 10'10" x 9'7" Pvc double glazed window to front, one and a half bowl sink unit having double base unit beneath, further range of fitted units both base and wall level including drawers, integrated oven have gas hob above set into rolled edge work surfaces with tiled splash backs, integrated fridge and freezer, recess for washing machine, tiled floor

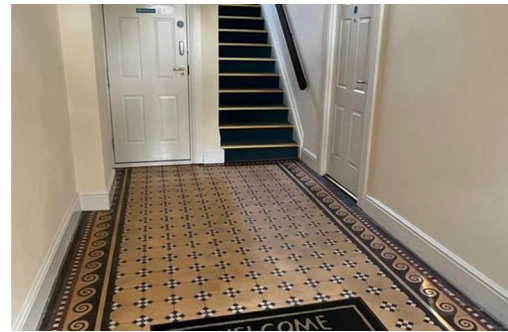
BEDROOM ONE: 15'0 max 13'0 min 9'0 max 8'0 min Pvc double glazed window to rear, double radiator, double fitted wardrobe

BEDROOM TWO: 9'0 x 7'7" max 6'6" min Double glazed window to side, radiator

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having shower over with glazed splash screen and tiled splash backs, wash hand basin, low flushing Wc, radiator, tiled floor

ALLOCATED PARKING SPACE: Set to fore

OUTSIDE: Mature gardens set to the rear having lawn, shrubs, bushes and trees

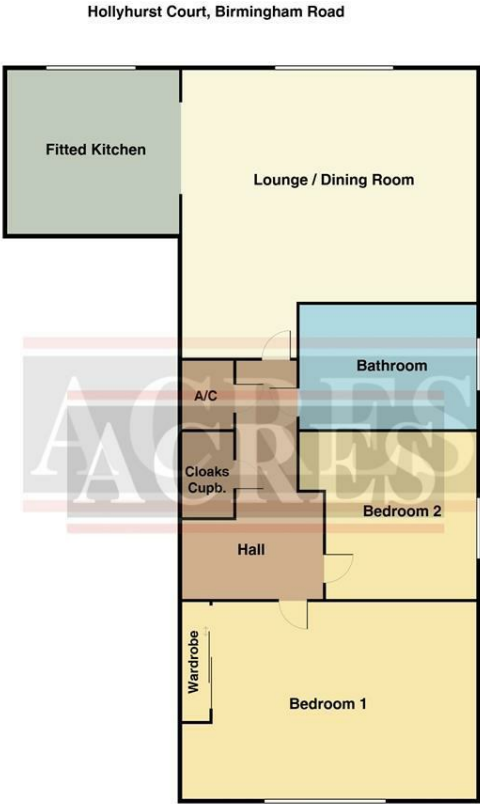


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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		



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.