

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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- A lovely first floor retirement apartment
- Situated close to the centre of Sutton Coldfield
- Gated to the front
- Communal parking and grounds
- Security entrance
- Entrance hall
- Lounge
- Fitted kitchen
- Two bedrooms with wardrobes
- Shower room



**DEEPLOW CLOSE, SUTTON COLDFIELD, B72 1SA - OFFERS IN EXCESS OF £110,000**



This is a lovely first floor, leasehold, retirement apartment located on a lovely development very close to many of Sutton Coldfield's many amenities including shops, restaurants and public transport. Situated behind gates with communal parking and gardens the apartment has a security entrance and staircase up to the first floor. Inside there is an entrance hall, really spacious and well-presented living room, comprehensively fitted kitchen, two excellent bedrooms both with fitted wardrobes and a shower room. This would be a really lovely and convenient place to live. Council tax band C EPC rating D

Access is via: A secure entrance with staircase up to first floor leading to:

HALLWAY Grey toned floor, radiator, door into airing cupboard, lounge, kitchen and bedroom

LOUNGE 11'08" x 11'08" Having a double-glazed bow bay window to rear, electric radiator, grey toned flooring

KITCHEN 12'05" x 6'01" Having a range of white high gloss units including drawer, base and eye level cupboards, contrasting work surfaces, tiling to splash blacks, space for electric cooker, extractor hood over, space and plumbing for washing machine, space for fridge freezer, stainless steel sink and drainer, double glazed window

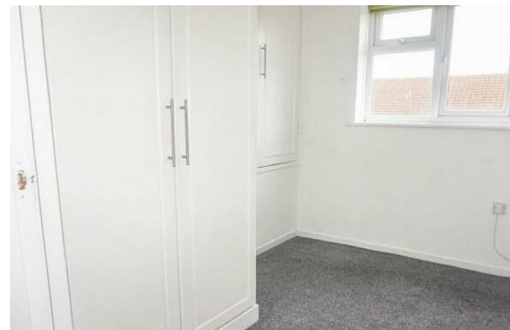
BEDROOM ONE 11'08"X 8'02" min to wardrobe front 10'02" max into wardrobe Double glazed window, built in wardrobe to one side, electric heater

BEDROOM TWO 9'01" max 8'09" x 6'04" max 4'04" min to wardrobe front Double-glazed window. Built in double wardrobe, over stairs storage

SHOWER ROOM Shower cubical with electric shower, wash hand basin, closed couple WC, ladder style radiator/towel rail, tiling to walls and floor, double glazed patterned window

COMMUNAL GROUNDS With lawns, trees and shrubs

COMMUNAL PARKING

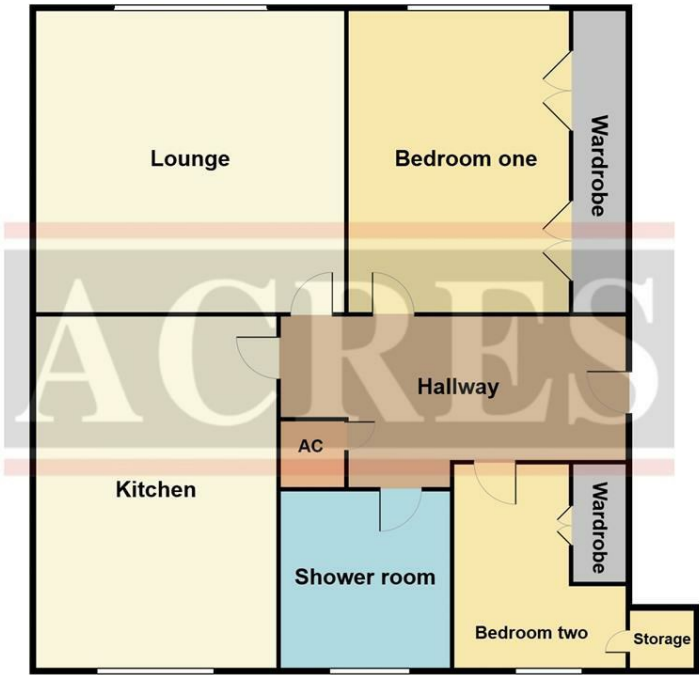
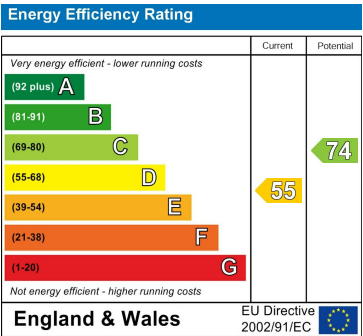




TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 321 2101



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.