

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- \* A superb modern, luxury apartment with 140 years on the lease
- \* Located beautifully on King Edwards Square in the heart of Sutton Coldfield
- \* Secure entrance and communal hallway
- \* Entrance hall with double doors into a utility cupboard
- \* Very spacious open planning living room and kitchen
- \* Juliet balcony from the lounge
- \* Master bedroom with en-suite
- \* Second Double bedroom
- \* Bathroom
- \* Offering perfect modern day living



***Flat 15, The Sutton, 8 King Edwards Square, Sutton Coldfield, B73 6AQ – Price £245,000***

Welcome to this wonderful luxury apartment (with 140 years remaining on the lease) located in the heart of Sutton Coldfield and situated in King Edwards Square, this property offers a fantastic opportunity for those looking for stylish and convenient modern day living. As you step into this ground floor apartment, you are greeted by a wonderful entrance hall with double doors into a utility cupboard and further doors into an open plan lounge and kitchen the lounge area offering a Juliet Balcony, perfect for entertaining guests or simply relaxing after a long day. The kitchen area enjoys a comprehensive range of units and island offering further storage and breakfast bar. The property boasts a master bedroom with an ensuite shower room, plus a second double bedroom, providing ample space for guests, family members, or even a home office if needed. With its prime location in Sutton Coldfield, you'll have easy access to a variety of amenities, including shops, restaurants, and the cross city line making it a desirable place to call home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer. Council tax D and EPC rating B.

Access is via: A secure entrance

Reception door into:

**HALLWAY** A large welcoming hallway, fitted matwell, stylish timber effect floor, double doors into:

**UTILITY CUPBOARD** Space and plumbing for washing machine, space for storage

**OPEN PLAN LOUNGE/DINING ROOM 22'10" x 12'10"** A really lovely lounge area with two full height double glazed windows and Juliet balcony, spotlights to ceiling, wall mounted electric heater

**KITCHEN AREA** Having a comprehensive range of fitted modern units including an island, drawer, base and eye level cupboards, work surfaces and tiling to splash backs, four ring electric hob, wall mounted electric oven, stainless steel one and half bowl sink and drainer, under gallery lighting, island with storage to one side and breakfast bar, tiled floor

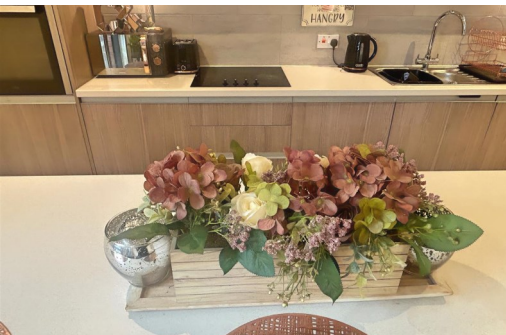
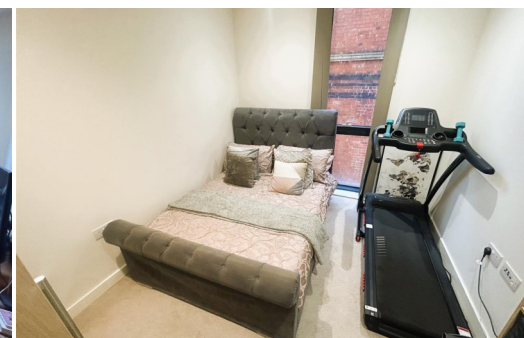
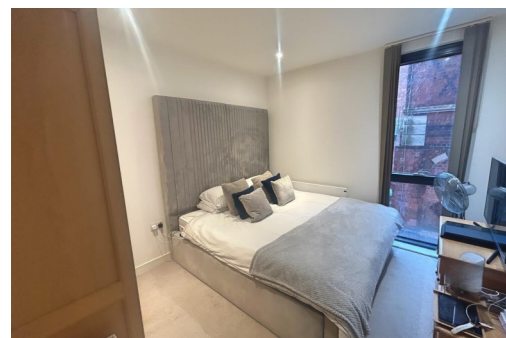
**MASTER SUITE 11'2" (plus door well) 8'10"**

**BEDROOM** Having double glazed vertical window, built-in wardrobe, spotlights to ceiling, wall mounted electric heater, door into:

**ENSUITE** Having wash hand basin, close coupled WC, tiling to part walls and floor, double sized shower cubicle, overhead shower and rinser, ladder style radiator/towel rail, spotlights to ceiling, extractor fan

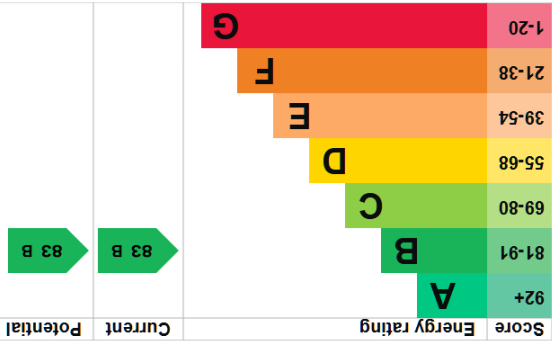
**BEDROOM TWO 11'4" min plus doorwell x 10'5"** Having double glazed vertical window, spotlights to ceiling, wall mounted electric heater

**BATHROOM** Having white suite including panelled bath with overhead shower and rinser, wash hand basin, close coupled WC, ladder style radiator/towel rail, tiling to part walls and floor, large mirror, extractor fan



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



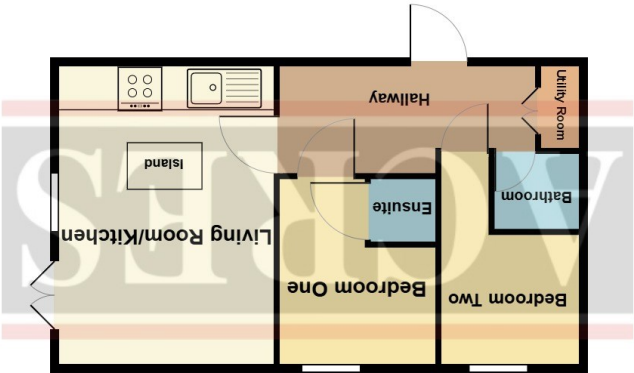


TENURE:  
COUNCIL TAX BAND:  
FIXTURES & FITTINGS:  
VIEWING:

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

As per sales particulars.  
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.