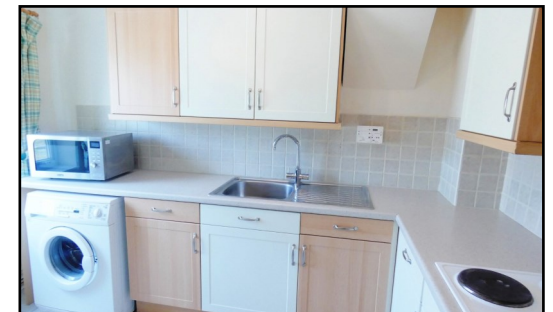


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * First floor apartment
- * Bright spacious lounge
- * Fitted kitchen and bathroom
- * Two good sized bedrooms
- * Off road parking and garage
- * Communal gardens
- * Vacant possession - no chain!



4 FALSTAFF COURT, SUTTON COLDFIELD, B75 7JH ~ Offers in excess of £140,000

Acres are offering this well-proportioned two bedroom first floor flat with vacant possession. Located within Sutton Coldfield this flat has the benefit of a garage in a separate block and off road parking, situated close to amenities including local shops, bars and restaurants further afield in Sutton town centre, local transport facilities and access to the Midlands Motorway network. Also offering schools for all ages this property is ideal for a first time buyer, a buyer that is downsizing, or an addition to a property portfolio. Briefly comprising; communal entrance with stairs leading to first floor, access to Flat 4, hall leading to fitted kitchen, spacious lounge, two bedrooms and bathroom, well-maintained communal grounds, garage in separate block, and communal parking. Double glazing and central heating, An internal inspection is highly recommended.

Set back from the road behind a driveway providing communal parking, the property can be accessed either via the front or from the rear communal garden. The communal entrance has stairs leading to Flat 4.

HALLWAY having original wood flooring, useful cloakroom space and doors leading to:

LOUNGE: 15'5 X 13'5" having bay window overlooking rear communal gardens, original wood flooring, dimplex storage heater, wall light points.

FITTED KITCHEN: 10'8" X 7'6" Having double glazed window to front, a range of wall and base units with rolled edge worktops above, stainless steel sink unit with mixer tap, useful built in storage cupboard, tiled flooring, tiled splashbacks, four ring electric hob with extractor above, plumbing and space for a washing machine.

BEDROOM ONE: 11'4" X 13'5" Having double glazed window to rear, original wood flooring, dimplex storage heater.

BEDROOM TWO: 10'9" X 9'8" Having double glazed window to front, original wood flooring, dimplex storage heater.

INNER HALLWAY: Having two useful storage cupboards

BATHROOM: With obscure double glazed window to front, white suite comprising panelled bath with shower over, wash hand basin and low level w.c., being fully tiled.

OUTSIDE: Well maintained communal gardens being mainly laid to lawn and enclosed by fencing and hedging with a variety of borders, shrubs and flowers, pathway leads to:

GARAGE: 17' X 8'3" (Please check suitability for own vehicle) Situated in a separate block and having an up and over door.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

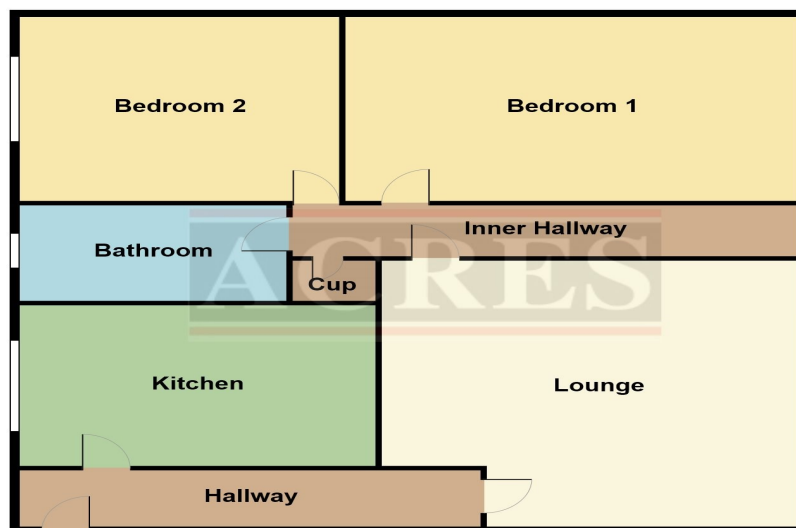
TENURE: We have been informed by the vendors that the property is leasehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B
FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Falstaff Court, Springfield Road, Sutton Coldfield



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

