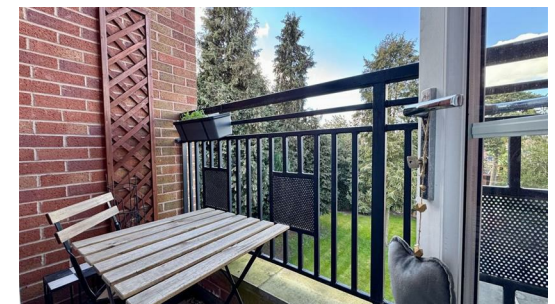


ACRES

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



- SUPERB STANDARD THROUGHOUT
- Second floor, two bedroomed family home
- Master with fitted wardrobes & en-suite shower
- Second bedroom with fitted wardrobes & balcony
- Well-appointed family bathroom
- Spacious lounge with potential dining area
- Fitted kitchen
- Entrance hall & communal halls
- Secure car gate with pedestrian gate
- Allocated parking space to rear



SPRINGFIELD ROAD, SUTTON COLDFIELD, B75 7JH - OFFERS AROUND £195,000

Situated in an enviable position in Sutton Coldfield, this fantastic & impressively decorated two-bedroomed, 2nd-floor leasehold apartment offers generous proportions & a truly unique setting. Shrouded by open fields to the rear of the development, the home boasts a semi-rural feel while maintaining excellent connectivity to local amenities & transport links. Well-regarded schools for all ages are within close proximity, making this an attractive option for families & professionals alike. Daily essential amenities are conveniently located within walking distance, along with a charming public house which is perfect for social gatherings. For those seeking further shopping, dining & leisure options, comprehensive facilities can be easily accessed via one of the many readily-available bus services providing seamless travel to Sutton Coldfield, Walmley, Birmingham & beyond. With its stylish décor, spacious layout, & picturesque outlook, this exceptional apartment offers the perfect blend of tranquillity & convenience. 103 years remain on the lease for this home, together with service charge of £2668 PA & ground rent of £200 PA (please check validity with your own legal representative). Benefiting from the provision of gas central heating & PVC double glazing (both where specified), internal rooms briefly comprise: entrance hall with storage cupboard, superb family lounge into a fitted kitchen, 2 double bedrooms both offering fitted wardrobes, the master with en-suite shower room & 2nd with balcony to fore, family bathroom & utility cupboard offering provision for washing machine completes the internal accommodation. Externally, tarmac drive leads to the block & electrically-operated vehicle & side pedestrian gate opening to secure parking having an allocated parking space is provided for the home, a side intercom/door release system is provided & grants access into the block. To fully appreciate the home on offer, we highly recommend internal inspection. EPC TBC.

Set back from the road behind a tarmac drive with mature shrubs and bushes lining the property's perimeter, vast lawns progress to a metal gate with pedestrian side gate providing electrical access to secure parking, an allocated parking space is provided for the apartment with access being given into the block via a secure side intercom / door release system into:

COMMUNAL HALL:

Glazed doors open to stairwell, stairs lead to the second floor and access is gained into the home via a timber door into:

ENTRANCE HALL:

Double doors open to large storage room, single doors to family lounge, two double bedrooms, a family bathroom and utility area, radiator.

FAMILY LOUNGE: 14'04 x 13'03:

PVC double glazed window to fore, radiator, space for complete lounge suite, recess for door back to entrance hall and door into:

FITTED KITCHEN: 11'09 x 5'09:

Matching wall and base units with recesses for free-standing fridge / freezer, integrated dishwasher and oven, roll edged work surfaces with stainless steel sink drainer unit and four ring gas hob with extractor fan over, tiled splashbacks, door back to lounge.

BEDROOM ONE: 17'04 (into door recess) x 11'05 max / 9'10 min:

PVC double glazed window to fore, radiator, space for double bed and complimenting suite, double doors open to a spacious wardrobe, door back to entrance hall and door to:

ENSUITE SHOWER ROOM:

Suite comprising step-in shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 14'11 (into door recess) x 11'10 max / 8'10 min:

PVC double glazed balcony doors open to fore, double doors open to spacious wardrobe, radiator, space for double bed and complimenting suite, door back to entrance hall.

FAMILY BATHROOM:

Suite comprising bath with splash screen door to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

STORE / UTILITY POINT:

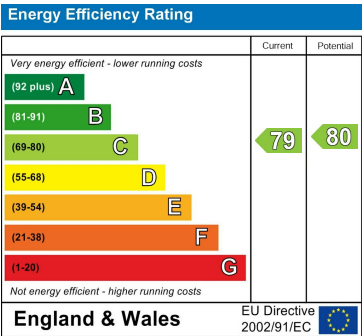
Space is provided for washing machine, having roll edged work surface over.



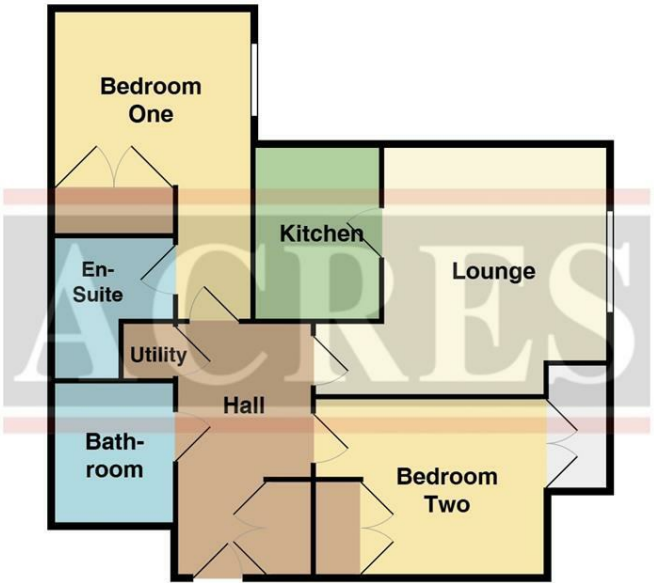
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



Soma House, Springfield Road, B75 7JH



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.