

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A larger than average retirement property
- * Lift and staircase access
- * Two double bedrooms
- * Entrance hallway
- * Superb living room (lounge and dining areas)
- * Fitted kitchen
- * Bathroom
- * Residents lounge
- * Residents guest suite
- * Residents laundry room
- * Communal landscaped gardens
- * Resident Development Manager
- * No upward chain



22 Royal Court, Birmingham Road, Sutton Coldfield, B72 1LY — £145,000

This attractive, spacious retirement property offers independent living and is part of an excellent complex. Communal facilities and service operations - such as Residents lounge, laundry room, guest room, and landscaped grounds - are well supported by a resident Development Manager. The property is situated on the first floor and is accessed by lift or staircase. Room interiors are larger than most retirement apartments. The property includes entrance hallway, very generous living room - with both lounge and dining areas, fitted kitchen, two double bedrooms and bathroom. External areas comprise well maintained communal gardens and convenient parking spaces for residents and visitors. The property is being offered with no upward chain. Internal viewing of this property is essential to appreciate its unique benefits. Royal Court access is via a secure main entrance door. The residents lounge area leads to a lift or stairs to first floor level, and the apartment is easily accessed off a peaceful corridor. Council tax band D. EPC rating B.

Access is via timber reception door into:

HALLWAY Storage heater, door into airing cupboard, door into cloakroom (with electric meter) and door into:

LOUNGE 22'11" max 5'5" min x 19'2" max 15'0" min A beautifully presented and appointed room, two double glazed windows to rear, coving to ceiling, two storage heaters, classically styled fire surround and marblesque back and hearth, double opening doors into:

KITCHEN Having a range of drawer, base and eye level cupboards with work surface and tiled splash back, fridge and freezer units, fitted four ring electric hob with extractor hood over, fitted electric oven, stainless steel sink and drainer under the double glazed window, coving to ceiling

BEDROOM ONE 15'9" max into wardrobes 13'6" min to wardrobe front x 9'11" A generous double bedroom with double glazed window to rear, storage heater and built in mirror fronted wardrobes

BEDROOM TWO 16'6" max x 9'1" max Another generous double bedroom with double glazed window to rear, coving to ceiling, storage heater

SHOWER ROOM Having a self contained shower cubicle with fitted electric shower, wash hand basin set into a vanity unit, close coupled WC, heated towel rail, extractor fan, tiling to walls, coving to ceiling



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A	84 B	85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

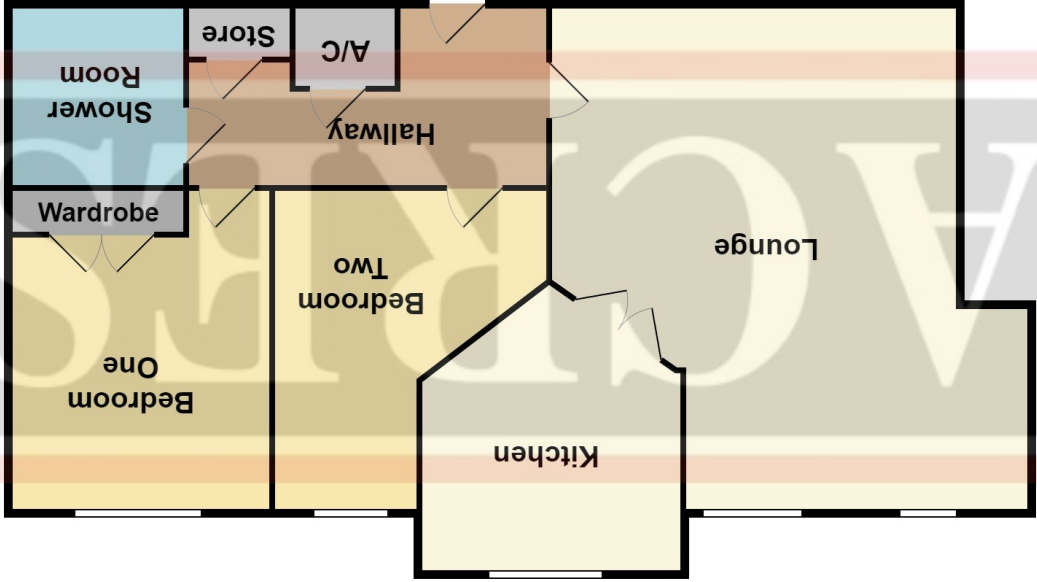


TENURE:

**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 merely as a guide to show the approximate location 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.