

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* An incredible three bedroom apartment set in the heart of Royal Sutton Coldfield
- \* Set behind electric gates and offering a covered allocated parking space
- \* Communal entrance, staircase and lift
- \* Amazing entrance hall (that is a room in itself)
- \* Large lounge/dining room with private balcony
- \* Modern styled spacious kitchen
- \* Master Bedroom with en-suite and walk in wardrobe
- \* A second double bedroom with fitted wardrobe
- \* Bedroom three currently fitted as a home office
- \* Bathroom with white suite



***61 Caversham Place, Sutton Coldfield, B73 6HW ~ Offers around £295,000***

This is an incredible apartment that has an original 999 lease and council tax band E . It is positioned in the heart of Royal Sutton Coldfield very close to all of its many amenities including shops, restaurants, train station etc. The apartment is set behind electric gates and offers a covered allocated parking space. The property has communal hallway, staircase and lift. The interiors are incredibly spacious and beautifully presented throughout and includes a very large welcoming entrance hall with double doors leading to an elegant lounge/dining room including a balcony, stylish and modern fitted kitchen, master bedroom with Juliet balcony, walk in wardrobe and luxury en-suite shower room, a second double bedroom, plus bedroom three currently fitted as a home study and main bathroom with white suite. Everything about this apartment is superb from location to quality and size of interiors. Viewing is essential to appreciate everything this property has to offer. EPC rating to follow

Access is via a secure entrance with lift and staircase to floor three

**HALLWAY** An incredible entrance with coving to ceiling, electric radiator, doors into storage cupboard, airing cupboard, lounge, kitchen, bedrooms one, two, three and bathroom

**LIVING ROOM 21'7" x 13'00"** Double doors into a large lounge/dining room with double glazed window system with double doors to a balcony, coving and medallion to ceiling, electric radiator

**KITCHEN 12'5" x 8'00"** A very spacious fitted kitchen with a range of units to include, drawer, base and eye level cupboards, work surfaces and tiling to splash backs, integrated fridge/freezer and dishwasher, four ring induction hob with extractor hood over and electric oven under, sink and drainer, coving to ceiling

**MASTER BEDROOM 13'8" x 10'10"** An excellent double bedroom with double glazed double doors and Juliet balcony, coving to ceiling, electric heater, double opening doors into walk in wardrobe and door into:

**ENSUITE 7'1" x 5'7"** Self contained shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, electric chrome ladder style radiator/towel rail, spotlights to ceiling, mirror and fitted display shelves, tiling to part walls

**BEDROOM TWO 10'00" min plus window x 12'5"** A second double bedroom with double glazed orial style window, coving to ceiling, electric heater

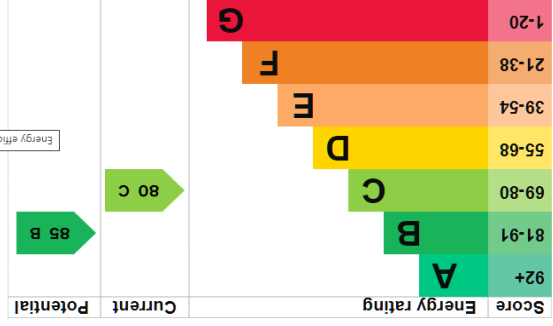
**BEDROOM THREE** Currently fitted as a home office with drawers, base and eye level cupboards, open display, double glazed window, work space, electric heater

**BATHROOM** white suite including panelled bath with shower over and glazed shower screen, pedestal wash hand basin and close coupled WC, electric chrome ladder style radiator/towel rail, elegant tiling to part walls, mirror fronted storage , spotlights to ceiling



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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:**  
**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.

