

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield, B73 6HN
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- * A very stylish penthouse apartment
- * Long lease
- * Beautifully presented throughout
- * Large hallway
- * Stunning generous family lounge
- * Dining area leading to fitted kitchen
- * Master bedroom with en-suite
- * Two further excellent bedrooms
- * Allocated Parking
- * Fabulous communal gardens



Flat 10 Birch House, Birmingham Road, B72 1GZ ~ Offers over £285,000

Are you looking for a wonderful executive penthouse apartment ideally located for all of Wylde Green and Sutton Coldfield's many amenities including shops, restaurants, schools for all ages and the Cross City Line. Offering a long lease and having a security entrance and staircase up to top floor the incredible interiors include a very large entrance hall, very generous and beautifully presented living room with lovely rear views and dining area leading to a newly fitted kitchen with a range of Navy Blue units with antique gold fittings. There is a Master bedroom with en-suite and two further excellent bedrooms plus stylish family bathroom with white suite. Outside is a fore garden with allocated and guest parking and to the rear is a very large well manicured communal garden with BBQ area, lawns and an abundance of flowering and verdant trees and shrubs plus a private garden shed. Owning an apartment like this you will definitely be the envy of your friends. Energy Rating C Council tax band D.

Access is via a secure entrance with communal staircase and hallway leading to Number 10. Private door and staircase leading to large welcoming entrance hall with spotlights to ceiling, radiator and doors into bedrooms, bathroom and;

LOUNGE: 18'5" max x 15'10" average with some restrictive headroom

A beautifully appointed spacious living room with double glazed window to rear offering glorious views, two double glazed Velux windows to roofline, two radiators, spotlights to ceiling, double opening doors into storage / utility cupboard and open access into;

DINING KITCHEN: 17'4" x 10'4" average

Kitchen Area: Having a range of newly fitted navy blue units with antique gold handles including drawer, base and eye level cupboards, integrated fridge / freezer, integrated washing machine and dishwasher, five ring gas hob with electric double oven/ grill combination below and extractor hood above, complementary tiling to splashbacks and deep work surfaces, spotlights to ceiling, double glazed Velux window to roofline and tiled floor

Dining Area: Having complementary built in store with deep display to one side, radiator, double glazed window to rear, spotlights to ceiling

MASTER BEDROOM: 14'5" x 10'4" average

Double glazed window to front, double glazed Velux window to roofline, spotlights to ceiling, radiator and access into;

Ensuite: Having a self contained shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, closed coupled WC, tiling to walls and floor, spotlights to ceiling, chrome ladder style radiator/towel rail

BEDROOM TWO: 14'5" max x 9'5" plus recess

A second excellent bedroom with double glazed window to front, spotlights to ceiling, radiator and raised platform that continues into recess

BEDROOM THREE: 11'2" x 8'4" min 12'10" max into recess

A third excellent bedroom with double glazed Velux window to roofline, spotlights to ceiling, cupboard housing wall mounted gas central heating boiler, radiator

FAMILY BATHROOM: 5'10" x 10'1"

Having a white suite comprising panelled bath with shower above and shower screen, pedestal wash hand basin and close coupled WC, double glazed Velux window to roofline, stylish tiling to walls and floor, spotlights to ceiling, chrome ladder style radiator/towel rail

UTILITY/STORAGE CUPBOARD:

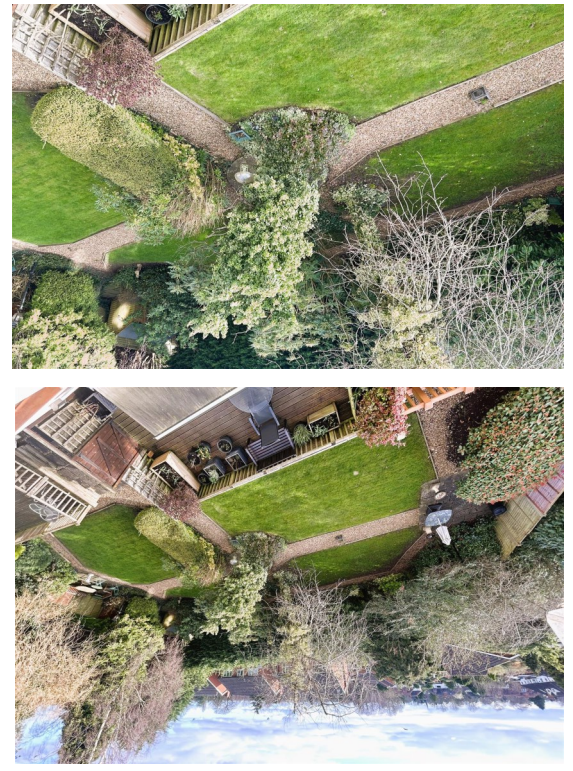
A walk in store with space and plumbing for washing machine



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	
55-68	D		79 c
39-54	E		
21-38	F		
1-20	G		



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: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: 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.

