

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A very attractive purpose build apartment block
- ◆ Located beautifully for Wylde Green and Sutton Coldfield including The Cross City Line.
- ◆ Secure Entrance
- ◆ Hallway
- ◆ Living room with deep Bay Window
- ◆ Master Bedroom with Bay Window plus generous second bedroom
- ◆ Fitted kitchen
- ◆ Shower Room
- ◆ Communal grounds including parking bays



1, Sutton Park Court, 160 Birmingham Road, Sutton Coldfield, B72 1BX ~ Offers around £175,000

Ideally located between Wylde Green and The Royal Town of Sutton Coldfield and close to the Cross City Line, this excellent leasehold apartment is council tax band C. The interiors are perfect for anyone looking for ground floor living and includes secure communal entrance, leading to reception door, entrance hall, living room with deep bay window, fitted kitchen, two generous bedrooms and a shower room. Outside are communal grounds and shared parking bays. EPC rating D.

Access is via: A secure entrance with door into number two reception door

HALLWAY Having electric heater, timber effect floor, dado rail, door into airing cupboard

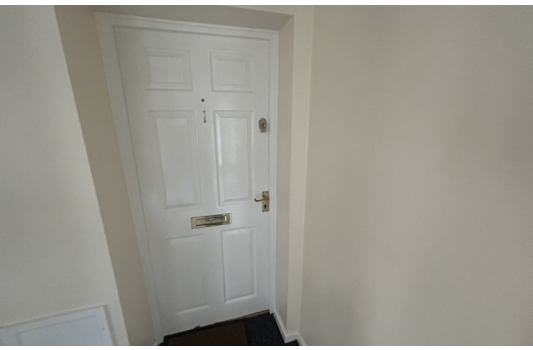
LOUNGE 15'10" max into bay 13'10" min x 9'0 Having double glazed bay window to front and double glazed window to side, electric heater, timber effect floor

KITCHEN 10'5" max 6'1" Having a range of drawer, base and eye level cupboards, integrated dishwasher, washing machine and fridge freezer, work surface, tiling to walls, floor and splash back, stainless steel one and a half bowl sink and drainer, double glazed window

BATHROOM Having a white suite comprising panelled bath with shower above, wash hand basin set into a vanity unit, close coupled WC, tiling to walls and floor, double glazed opaque window

BEDROOM ONE 12'4 max into bay 10'4" min x 11'10" Having a double glazed bay window, electric heater

BEDROOM TWO 10'5" x 6'10" Having a double glazed window, electric heater



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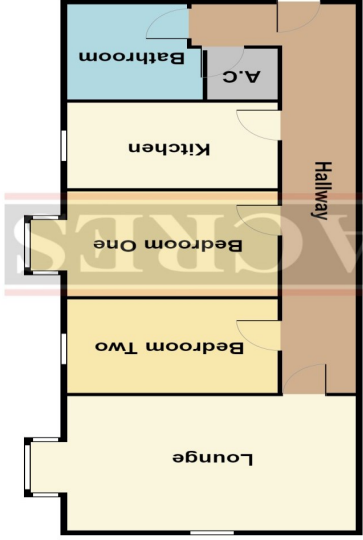
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TENURE:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

As per sales particulars.
Recommended via Acres on 0121 321 2101.

We have been informed by the vendors that the property Leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)



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.