

# ACRES

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- ◆ Purpose Built Apartment
- ◆ Secure Entrance
- ◆ Lounge
- ◆ Kitchen
- ◆ Two Bedrooms
- ◆ Ensuite to Master
- ◆ Family Bathroom



***Apartment 3 Cambridge House, 278 Birmingham Road, Sutton Coldfield ~ Offers in the region of £280,000***

This is a luxury apartment beautifully located close to many amenities including shops and restaurants in Wylde Green, public transport including the cross city line and the centre of The Royal Town of Sutton Coldfield. The property was only built three years ago so everything is very tasteful and fresh. The interiors include the following a secure entrance, entrance hall with doors into a wonderful open plan lounge/kitchen. The lounge area has a superb wide bay window to the front and leads to a fitted kitchen with integral appliances offering modern day living, master bedroom with fitted wardrobe system and door into an en-suite shower room, a second double bedroom with built in wardrobe and bathroom with white suite. Outside is a brick blocked fore garden with allocated parking space and to the rear is a lawned communal garden with private garden store. If you are looking for an apartment to impress your friends and family this could be the one for you. EPC rating B.

Access is via: a secure entrance and community hallway leading to No. 3

### RECEPTION DOOR INTO:

HALLWAY Having spotlights to ceiling, wall mounted electric heater and doors into:

LOUNGE 21'01" x 11'00" min 15'00" max into bay A lovely wide bay to front, electric heater, opening to a stylish:

KITCHEN Having drawer, base and eye level cupboards, integrated dishwasher, fridge freezer, four ring electric hob, stainless steel splashback, extractor hood over, electric oven under, worksurface and matching up stands and breakfast bar, double glazed window to front, sink and drainer, tiled floor, spotlights to ceiling

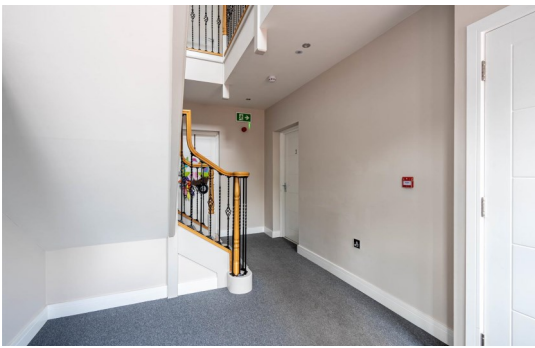
BEDROOM ONE 17'4" x 9'0" max 6'10" min to wardrobe front Having double glazed window to side, wardrobe system to one side including his and her double wardrobe, over bed storage, bedside cabinets with display shelves, electric heater and door into:

ENSUITE Having a self contained shower cubicle fitted overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, modern grey toned tiling to walls and floor chrome ladder style radiator/towel rail, spotlights to ceiling

BEDROOM TWO 8'10" min to wardrobe front 13'5" max x 7'10" A second double bedroom, double glazed window to side, built-in wardrobe, electric heater

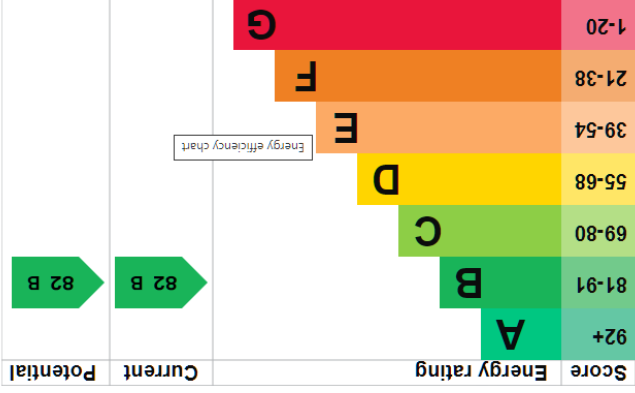
BATHROOM Having a white suite, panelled bath with shower overhead, shower screen, wash hand basin set into vanity unit, close coupled WC, grey toned marble effect tiling to walls and floor, chrome ladder style radiator/towel rail, spotlights to ceiling,





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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.

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

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

**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.)

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

