

# ACRES

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- ◆ A truly lovely retirement apartment
- ◆ Secure entrance, residents lounge, scheme manager etc.
- ◆ Communal garden
- ◆ Accessed via a lift or staircase
- ◆ Entrance hall, storage/airing cupboard
- ◆ Stylish living room with Juliet Balcony
- ◆ Dining/study area
- ◆ Modern styled fitted kitchen
- ◆ Bathroom



***29 Owen Court, Hollyfield Road, B75 7SG ~ Offers around £110,000***

If you are looking for a lovely retirement apartment close to many amenities such as shops and public transport look no further. This really is a beautiful property that is stylish throughout and includes extras that you wouldn't expect. Accessed via a secure entrance and offering a communal lounge for meeting up with residents and enjoying social events, then via a lift or stairs your apartment is amazing with entrance hall, large storage cupboard/airing cupboard, beautiful spacious living room with a Juliet balcony so that you can enjoy a breeze on those warm balmy summer evenings plus double opening doors to an excellent area that has many uses including a dining area, study, hobby space etc. there is also a modern styled fitted kitchen and a larger than average double bedroom with vanity area and mirror fronted built in wardrobe and a bathroom with white suite. This apartment needs to be viewed internally to appreciate just how happy you would be living here. The property has a long lease, council tax band C and EPC rating C.

Access is via a communal entrance with communal lounge and lift up to first floor

Timber door into

**HALLWAY** Door into Lounge, airing cupboard, store cupboard, bathroom, bedroom and

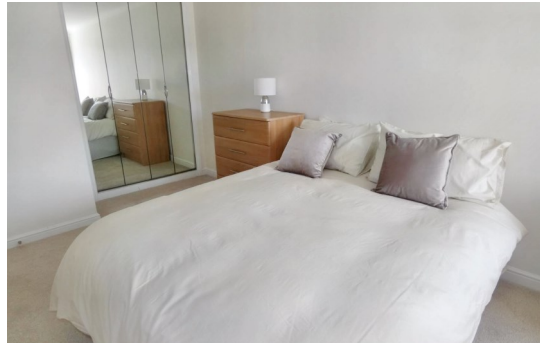
**LOUNGE 17'8" x 11'3" max 10'7" min** Double glazed window and door to Juliette Balcony, stylish fire surround with living flame effect electric fire, storage heater, coving to ceiling and double opening doors into kitchen and double opening doors into

**DINING AREA 9'4" x 7'10" measured at approx. 5'00" with some restrictive head room** A fabulous space ideal as a dining room or study, coving to ceiling

**KITCHEN 8'11" x 5'9"** Having a range of drawer, base and eye level cupboards with worksurface over, tiled splash back and stainless steel sink and drainer under the double glazed window to front, fitted four ring electric hob with extractor hood over, fitted oven and microwave, integrated fridge/freezer

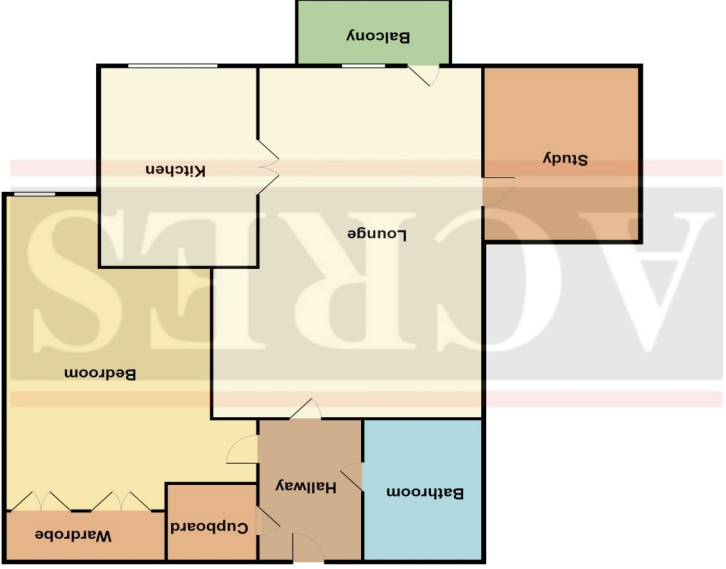
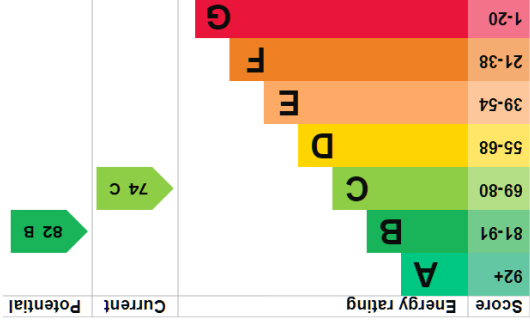
**BEDROOM 20'11" max into wardrobes 18'10" to wardrobe front 11'6" min x 8'9" max 4'8" min** A double bedroom with double glazed window to front, storage heater, fitted mirror fronted double wardrobe, coving to ceiling

**BATHROOM** Having a suite comprising of panelled bath with shower over, wash hand basin set into a vanity unit, close coupled WC, coving to ceiling, being fully tiled to walls



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

**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.

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.