

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) 🌐 [www.acres.co.uk](http://www.acres.co.uk)



- ◆ An excellent retirement apartment
- ◆ Superb location in Sutton Coldfield
- ◆ Excellent facilities including a Scheme Manager, Residents Lounge, Laundry etc
- ◆ Accessed via stairs or lift
- ◆ Entrance hall
- ◆ Generous living room with lovely garden views
- ◆ Double Bedroom
- ◆ Shower Room
- ◆ Communal Grounds
- ◆ Residents and Visitor parking



***41 Royal Court, Birmingham Road, Sutton Coldfield ~ Offers around £110,000***

This lovely leasehold retirement property offers independent living and is part of an established and well maintained complex. There are many facilities to enjoy - such as Residents lounge, laundry room, guest room, and communal grounds plus the support of a Scheme Manager. The interiors of number 41 including a hallway, spacious living room, fitted kitchen, double bedroom and shower room. Outside to the front are multiple parking spaces and to the rear is a beautiful well tended communal garden.. Council tax band C. EPC rating is C.

Access is via: Secure entrance with lift up to second floor, timber reception door into:

**HALLWAY** Door into large storage/airing cupboard, access to loft space, door into shower room and

**LOUNGE 14'10" x 10'5"** Having a double glazed window to rear overlooking the gardens, storage heater, electric living flame effect fire with timber effect surround, wall light points, coving to ceiling, double opening doors into:

**KITCHEN 7'4" x 5'8"** Having a range of drawer, base and eye level cupboards, integrated fridge, stainless steel sink and drainer, four ring electric hob with electric oven under, coving to ceiling, work surface, double glazed opaque window to side, tiling to walls

**BEDROOM 11'10" x 8'11"** Having double glazed window to rear, storage heater plus electric wall heater , wall light points

**SHOWER ROOM** Having large shower cubicle with electric shower, close coupled WC, wash hand basin set into a vanity unit cupboard, fitted vanity mirror with lights and shelving, coving to ceiling, tiled floor and walls

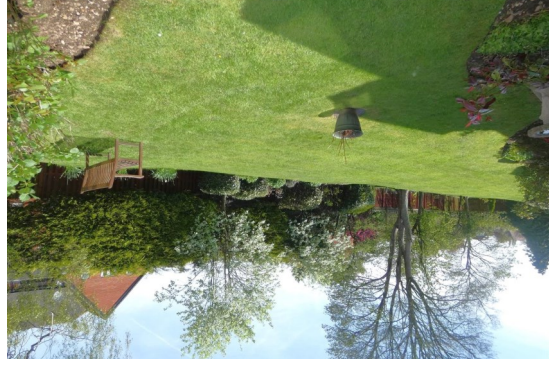
**COMMUNAL GARDEN** Beautifully landscaped gardens to relax in and enjoy



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
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:**  
**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**  
**VIEWING:**

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.)  
 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.

