

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A EXCELLENT APARTMENT BEAUTIFULLY LOCATED IN BOLDMERE
- ◆ ORIGINAL LEASE STARTING FROM OF 999 YEARS
- ◆ ENTRANCE HALL
- ◆ FITTED KITCHEN
- ◆ VERY LARGE, LIGHT AND AIRY LIVING ROOM
- ◆ TWO EXCELLENT BEDROOMS
- ◆ BATHROOM WITH WHITE SUITE
- ◆ COMMUNAL GROUNDS
- ◆ GARAGE EN-BLOC
- ◆ NO UPWARD CHAIN



15 Moorfield Court, Sutton Coldfield, B73 5LG ~ Offers around £150,000

Welcome to this generous apartment located on Moorfield Drive in the sought-after area Boldmere in Sutton Coldfield. This very spacious apartment offers you the ability to update to your own taste and has a very long lease (originally 999 years). It boasts a spacious reception room, fitted kitchen, two large bedrooms, and a well-appointed bathroom, making it the perfect place to call home. Situated in an excellent location near to the vibrant Boldmere high street and close to the cross city line. There are lovely well tended communal grounds and a garage en-bloc. The long lease ensures stability and peace of mind for the future, while the absence of a chain means a smooth and hassle-free transaction. Council tax band B and EPC E.

Access through security intercom and stairs to second floor

ENTRANCE HALL With useful storage cupboard, electric panel heater, intercom and doors leading to kitchen and lounge

KITCHEN 8'4" x 5'00" with a range of wall and base units in light beech effect, one and half bowl stainless steel sink with mix tap over, built in electric oven under and extractor over, larder unit for fridge/freezer and space and plumbing for washing machine, double glazed window to rear

LOUNGE 17'5" x 14'00" Coving to ceiling, wall lights, stone effect fire surround with electric fire, electric wall heater, double glazed window overlooking the grounds

INNER LOBBY Two storage cupboards with doors leading to

BATHROOM Double glazed window, suite comprising of white wash hand basin and panelled bath with electric shower over, WC, heated towel rail

BEDROOM ONE 11'4" min 11'14" max into wardrobes x 12'7" max 10'3" min to wardrobe front A very generous double bedroom with double glazed window to side with views over grounds, coving to ceiling, storage cupboard with a range of built in wardrobes

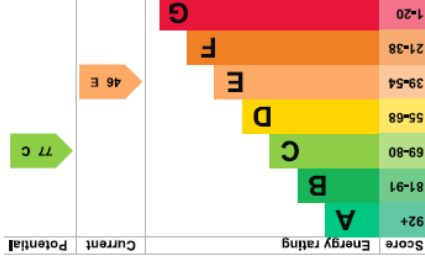
BEDROOM TWO 13'8" x 7'10" Double glazed window to side, coving to ceiling, storage cupboard and electric heater

GARAGE EN BLOC (please check the suitability of this garage for your vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



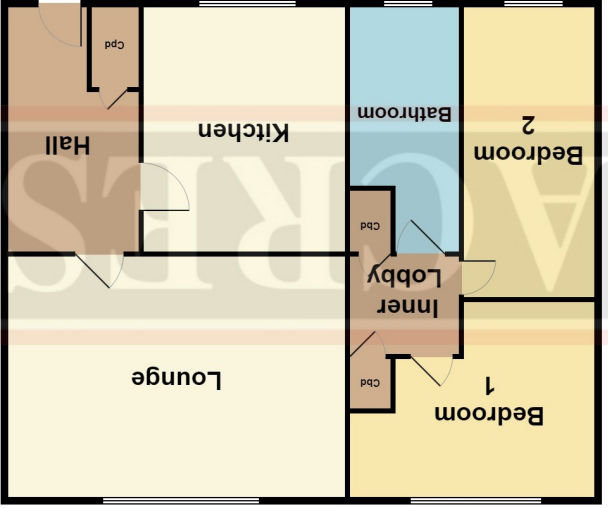


TENURE:

FIXTURES & FITTINGS:
VIEWING:

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

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.

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.