

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- ◆ A LOVELY FIRST FLOOR MAISONETTE
- ◆ BEAUTIFULLY LOCATED CLOSE TO MANY AMENITIES
- ◆ EXCELLENT ACCOMMODATION THROUGHOUT
- ◆ PRIVATE ENTRANCE AND STAIRCASE TO FIRST FLOOR
- ◆ GENEROUS LIVING ROOM
- ◆ FITTED KITCHEN
- ◆ TWO BEDROOMS
- ◆ BATHROOM WITH WHITE SUITE
- ◆ COMMUNAL GARDENS
- ◆ ELECTRIC GATES LEADING TO ALLOCATED PARKING SPACE



*15 Kings Oak Court, 111 Reddicap Heath Road, Sutton Coldfield, B75 7DX ~ Offers around £165,000*

This is a wonderful first floor leasehold maisonette that offers lovely accommodation throughout and is situated ideally for many amenities within Sutton Coldfield including schools, shops, restaurants and transport links. The interiors include its own private front door and staircase up to first floor, spacious living room, fitted kitchen, two bedrooms and bathroom with white suite. Outside are communal gardens and electric gates leading to allocated parking and further gardens. This property is in excellent condition and offers no upward chain. Viewing is essential to appreciate all that is on offer. Council tax band C. EPC rating C

Access is via a private front door with staircase up to first floor

**HALLWAY** Door into boiler/storage cupboard, bedroom one and two and:

**LIVING ROOM 18'00" x 11'10"** Having two double glazed windows to front, two radiators, traditional style fire surround with fitted electric living flame effect fire door into:

**KITCHEN 10'3 x 6'1"** Having a range of drawer, base and eye level cupboards, work surface, tiling to splash back, four ring gas hob with electric oven under and extractor hood over, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge freezer, wine rack, display shelf, double glazed window to rear

**BEDROOM ONE 14'4" max 12'3" to wardrobe front x 10'6"** An excellent double bedroom, double glazed window to front and side, door into storage cupboard, fitted wardrobe to rear

**BEDROOM TWO 9'8" x 6'6 min 9'3" max** Having double glazed window to rear, radiator

**BATHROOM** A white suite with panelled bath, shower overhead, glazed shower screen, pedestal wash hand basin, close closed WC, tiling to walls, double glazed patterned window, radiator

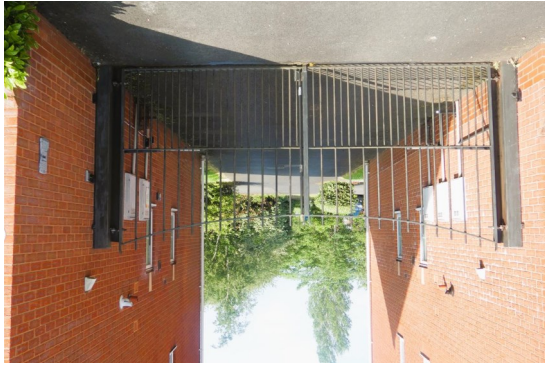




**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



Score	Energy rating	Current	Potential
92+	A	77 c	77 c
81-91	B		
69-80	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 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.

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

