

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk @ www.acres.co.uk



- ◆ A very spacious top floor apartment
- ◆ Beautiful location
- ◆ Welcoming entrance hall
- ◆ Very generous lounge/dining room
- ◆ Comprehensively fitted kitchen
- ◆ Three excellent bedrooms
- ◆ Bathroom with white suite
- ◆ Large well tended gardens
- ◆ Garage en-bloc
- ◆ Approximately 938 years remaining on the lease



33 Eaton Court, Mulroy Road, Sutton Coldfield, B74 2PZ ~ Offers around £235,000

Located wonderfully off Mulroy Road in Sutton Coldfield. The property is a very spacious and beautifully enhanced residence that has a very long lease of approximately 938 years remaining. The interiors are accessed via a communal hallway and stair leading to number 33. The interiors includes a welcoming entrance hall, very generous through lounge with both seating area and dining area. A comprehensively fitted kitchen, three excellent bedrooms and bathroom with re-fitted white suite. Outside are lovely well tended communal grounds including lawn, trees and shrubs, plus there is a garage en-bloc. Viewing is essential to appreciate location, size and quality. Some lucky purchaser will very soon be able to call this home. Council tax band C. EPC rating TBC

Access is via communal entrance and stairs to the second floor

Reception door into

HALLWAY Timber effect floor, door into cloaks cupboard and

KITCHEN 11'05" max x 12'07" max Timber effect floor, with a range of white high gloss units to include drawer, base and eye level cupboards, double oven/grill combination, induction hob with extractor fan over, radiator, stainless steel one and half bowl sink and drainer, fridge freezer, double glazed window, door into inner hallway and open access into

LOUNGE/DINING ROOM 18'02" x 11'06" A beautifully presented living room with two double glazed windows, radiator, built in display shelves and ample space for both living and dining areas, door into

INNER HALLWAY Door into storage cupboard and doors into, bathroom and

BEDROOM ONE 11'07" max x 14'00" max Double glazed window, radiator, built in wardrobes

BEDROOM TWO 12'00" max x 11'07" max Double glazed window, radiator, built in wardrobes

BEDROOM THREE 8'03" x 8'03" Double glazed window, radiator

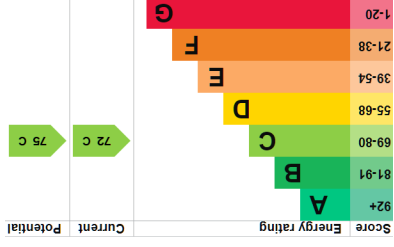
SHOWER ROOM A stylish shower room with large wet and dry shower cubicle with fitted overhead shower, white pedestal wash hand basin and close coupled WC, double glazed patterned window, grey toned tiling to part walls and floor, chrome ladder style radiator/towel rail

GARAGE EN BLOC 17'6" x 8'07" (please check the suitability of this garage for your own vehicle) Up and over door



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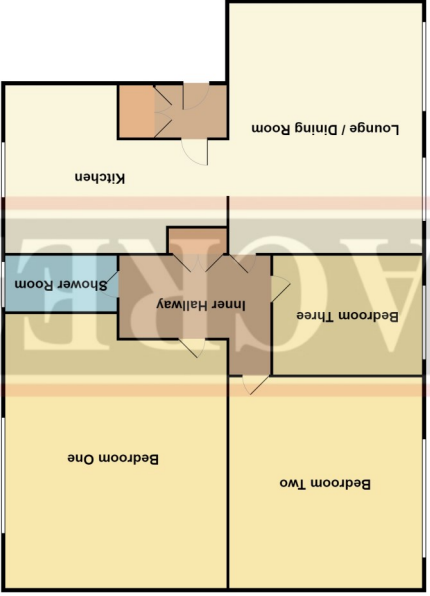
TENURE:

**COUNCIL TAX BAND:
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.