

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A wonderful luxury first floor apartment
- * Stylish communal hallway and elegant staircase
- * Welcoming entrance hall
- * Stunning open plan lounge and fitted kitchen with appliances
- * Master bedroom with large open dressing room/home office
- * Second double bedrooms
- * Luxury bathroom and en-suite
- * Brick blocked frontage with two allocated spaces
- * Communal rear garden and private garden store
- * No upward chain



Apartment 6 Cambridge House, Sutton Coldfield, B72 1DP– Offers in the region of £260,000

This is a luxury leasehold apartment beautifully located close to many amenities including shops and restaurants in Wylde Green, public transport including the cross city line and the centre of The Royal Town of Sutton Coldfield. The property was only built just over three years ago so everything is very tasteful and fresh. The interiors include the following a secure entrance, communal hallway and elegant staircase to first floor leading to number 6. Entrance hall with doors into a wonderful open plan lounge/kitchen. The lounge area has a superb wide bay window to the front and leads to a fitted kitchen with integral appliances offering modern day living, master bedroom with door into an en-suite shower room, and open access into a large home office/dressing room, second double bedroom and luxury bathroom with white suite. Outside is a brick blocked fore garden with two allocated parking spaces and to the rear is a lawned communal garden with private garden store. If you are looking for an apartment to impress your friends and family this could be the one for you. EPC rating B and council tax band D

Access is via a secure entrance with communal hallway and staircase leading to number 6

Reception door into

HALLWAY a lovely welcoming entrance, electric heater, spotlights to ceiling, doors into

AIRING CUPBOARD Water tank

LOUNGE AND KITCHEN 21'2" x 10'11" min 14'10" max into bay A wonderful open plan room

LOUNGE AREA Feature wide double glazed bay window to front, electric heater, open plan leading to

KITCHEN AREA Having a range of white soft close drawer, base and eye level cupboards, contrasting work surfaces and upstands, four ring induction hob with extractor hood over and electric oven under, stainless steel splash back, integrated fridge freezer and washer dryer, stainless steel sink and drainer, spotlights to ceiling, tiled floor

MASTER BEDROOM SUITE An incredible suite with

BEDROOM AREA 17'4" x 8'11" Double glazed window, electric heater, door into ensure and open access into

HOME OFFICE/DRESSING ROOM 9'8" x 10'3" (with some restrictive head room measured at approximately 5ft height) A very generous area with spotlights to ceiling, electric heater

EN-SUITE Self contained shower cubicle with over head shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC chrome ladder style radiator/towel rail, elegant tiling to walls and floor, spotlights to ceiling

BEDROOM TWO A second double bedroom, double glazed window, electric heater

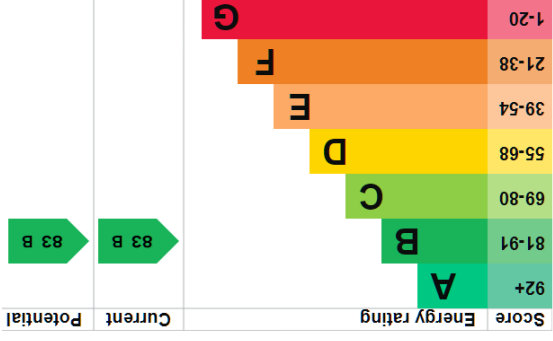
BATHROOM A superb bathroom including a white suite with panelled bath with shower rover and glazed shower screen, wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, high gloss grey toned tiling to walls and floor, spotlights to ceiling

COMMUNAL GARDEN with lawn, private garden store



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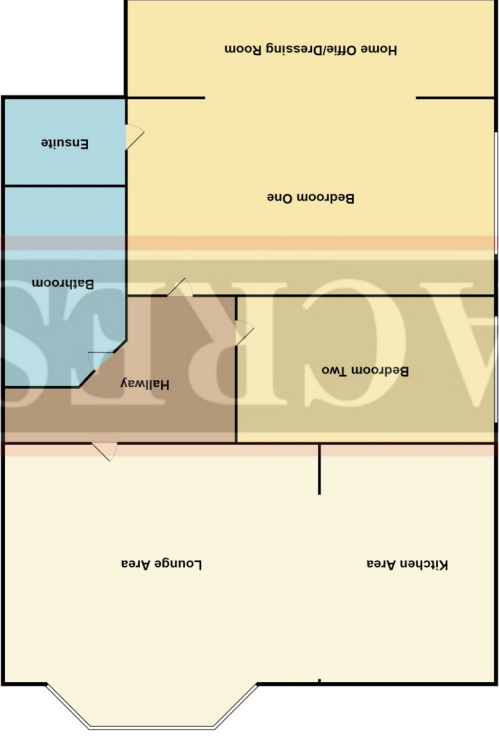




TENURE:
COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

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.)
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 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.



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.