

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A lovely top floor apartment
- * Secure entrance, communal hallway and staircase
- * Entrance hall with storage cupboard
- * Large light and airy living room
- * Open plan fitted kitchen
- * Excellent double bedroom
- * Bathroom with white suite
- * Communal grounds
- * No upward chain



17 Jerrard Court, Pages Close, Sutton Coldfield, B75 7SZ – Offers in the region of £115,000

This is a wonderful top floor apartment that is leasehold and close to all of the amenities that The Royal Town of Sutton Coldfield has to offer. The interiors are very well presented and include the following a secure entrance communal hallway and staircase. The apartment includes an entrance hall, lovely light and airy lounge/dining room opening into a fitted kitchen, there is a large double bedroom and bathroom with white suite., Out of the window is a lovely tree lined view. Offering no upward chain this is a perfect by to either live in or invest in for the future. EPC rating C. Council tax band A.

Access is via a secure entrance with communal staircase to top floor

Reception door into hallway with door into storage cupboard and access to further doors into bedroom, bathroom and

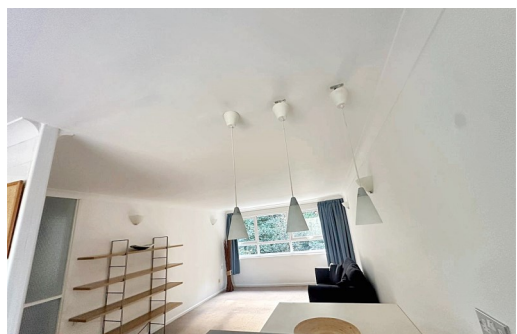
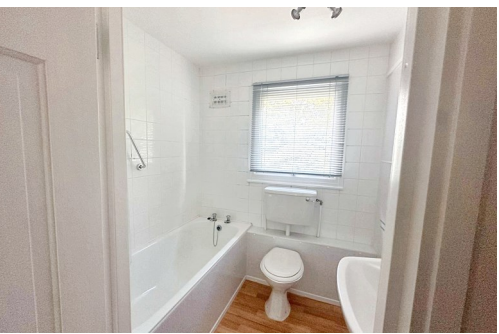
LIVING ROOM 18'1" x 12'1" A lovely light and airy room with double glazed window to rear offering a lovely tree lined view, coving to ceiling, fitted dining table and open access into

KITCHEN 10'2" x 5'8" Having a range of white drawer, base and eye level units, space for electric cooker, space and plumbing for washing machine, space for fridge, stainless steel one and half bowl sink and drainer, double glazed window and breakfast bar

BEDROOM ONE 13'10" max 11'10" An excellent double bedroom, double glazed window to rear, built in mirror fronted wardrobe system, coving to ceiling

BATHROOM White suite with panelled bath, electric shower over, glazed shower screen, pedestal wash hand basin, close coupled WC, white tiling to walls, double glazed window to front, door into airing cupboard, wall mounted electric heater

OUTSIDE Are communal garden grounds



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Score	Energy rating	Current	Potential
92+	A	72 c	79 c
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



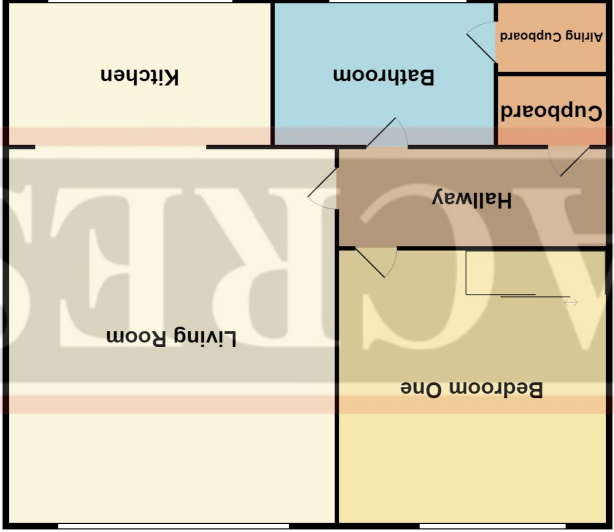
TENURE:

**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.