

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* A very spacious modern styled apartment
- \* Secure entrance
- \* Very generous and welcoming entrance hall
- \* Very large living room
- \* Fitted modern styled kitchen with built in appliances
- \* Master Bedroom with en-suite shower room
- \* Excellent second bedrooms
- \* Stylish bathroom with white suite
- \* Allocated parking behind electric gates
- \* Lovely residential location close to many amenities



***5 Epsom House, Sutton Coldfield, B73 5PE – Offers in the region of £170,000***

This is an excellent modern styled apartment that has a long lease and is located in a lovely residential area close to many amenities that The Royal Town of Sutton Coldfield has to offer. The apartment is accessed via a secure entrance with communal hallway and staircase. The property offers very generous and welcoming entrance hall with excellent storage and further doors into a very generous open plan lounge leading to a modern high gloss kitchen with integral appliances, master bedroom with en-suite shower room a generous second bedroom and bathroom with white suite. Outside is Visitor parking to the front and electric gates leading to a car park with allocated parking space. This apartment offers everything you could possibly want from a modern, secure and stylish apartment. EPC rating D, Council tax band D.

Access is via: A secure entrance leading to second floor

Reception door into a large welcoming entrance hall with timber effect floor into:

**UTILITY CUPBOARD** Having space and plumbing for washing machine, further space for storage and timber effect floor plus an airing cupboard with water tank

**LIVING ROOM/KITCHEN 23'1" max 15'1" min x 14'8" max 8'9" min** A wonderful and very spacious living room

**LOUNGE AREA** Having two double glazed windows to rear, two electric heaters, continuing timber effect floor leading to:

**KITCHEN AREA** Having light toned high gloss units including drawer, base and eye level cupboards integrated fridge freezer, dishwasher, four ring electric hob with extractor hood over and electric oven under, stainless steel one and half bowl sink and drainer, work surface, tiling to splash back, under gallery lighting, spotlights to ceiling

**BEDROOM ONE 12'3" x 9'4"** Having double glazed window to front, electric heater and door into:

**ENSUITE** Having self contained shower cubicle with fitted shower, wash hand basin, close coupled WC, chrome ladder style radiator/towel rail, tiling to part walls and floor, spotlights to ceiling, extractor fan

**BEDROOM TWO 12'11" x 11'6"** Having double glazed window to front, electric heater

**BATHROOM** A generous bathroom with white panelled bath with shower attachment, glazed screen, chrome ladder style radiator/towel rail, spotlights to ceiling, extractor fan to ceiling, stylish tiling to part walls and floor

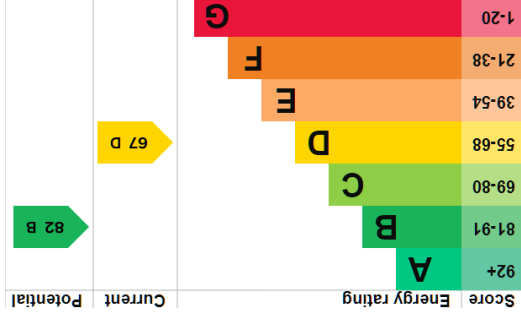
**COMMUNAL GROUNDS** Electric gates leading to car park with allocated parking space

**FRONT VISITORS PARKING SPACE**



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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:**

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.

