

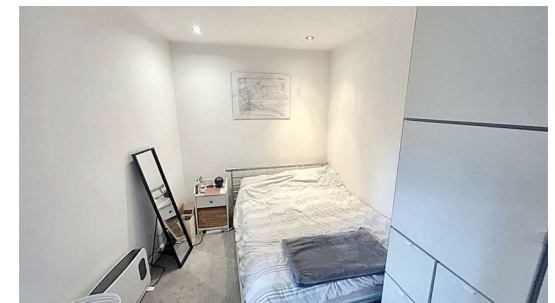
ACRES

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

@ www.acres.co.uk



- A stunning bespoke apartment
- 990 years remaining on the lease (approximate)
- Ideal location close to many of Sutton Coldfield's many amenities
- Wonderful open plan lounge and kitchen with vaulted ceiling
- Double bedroom with dressing area including fitted wardrobe to rear.
- Bathroom with fitted white suite
- Allocated parking space



WHILE ROAD, SUTTON COLDFIELD, B72 1ND - OFFERS AROUND £175,000

This is a wonderful bespoke, leasehold apartment (which has approximately 990 years on the lease).

The block is beautifully set behind gates and very close to all amenities that Sutton Coldfield has to offer. This building has a beautiful look and our apartment is situated via its own staircase to its front door. The apartment offers incredible accommodation throughout and includes a superb open plan lounge and modern styled fitted kitchen with vaulted ceiling. There is a double bedroom with dressing area to rear and door into a bathroom with white suite. The owners of the apartments have formed there own management company so the fees are incredibly low, making it a very economical apartment to purchase. So if you are looking for a lovely home or indeed looking for an investment property look no further. EPC rating D Council tax band B.

Access is via a circle entrance with steps leading to an

OPEN PLAN LOUNGE/DINING ROOM A lovely room with vaulted ceiling

LOUNGE AREA Two double glazed windows to front, double glazed Velux windows

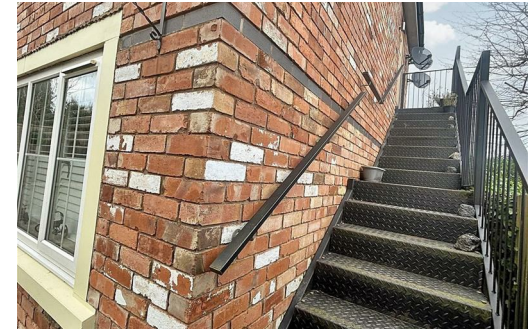
KITCHEN AREA White high gloss units, work surface, electric hob with electric oven under, space and plumbing for washing machine, integrated fridge and freezer, fitted breakfast bar, door into

BEDROOM A double bedroom with spotlights to ceiling

DRESSING AREA fitted wardrobes, space for vanity, spotlights to ceiling door into

BATHROOM P shaped bath with shower attachment and glazed shower screen, table op wash hand basin, close coupled WC, tiling to part walls and floor, double glazed opaque window, spotlights to ceiling, electric radiator/towel rail

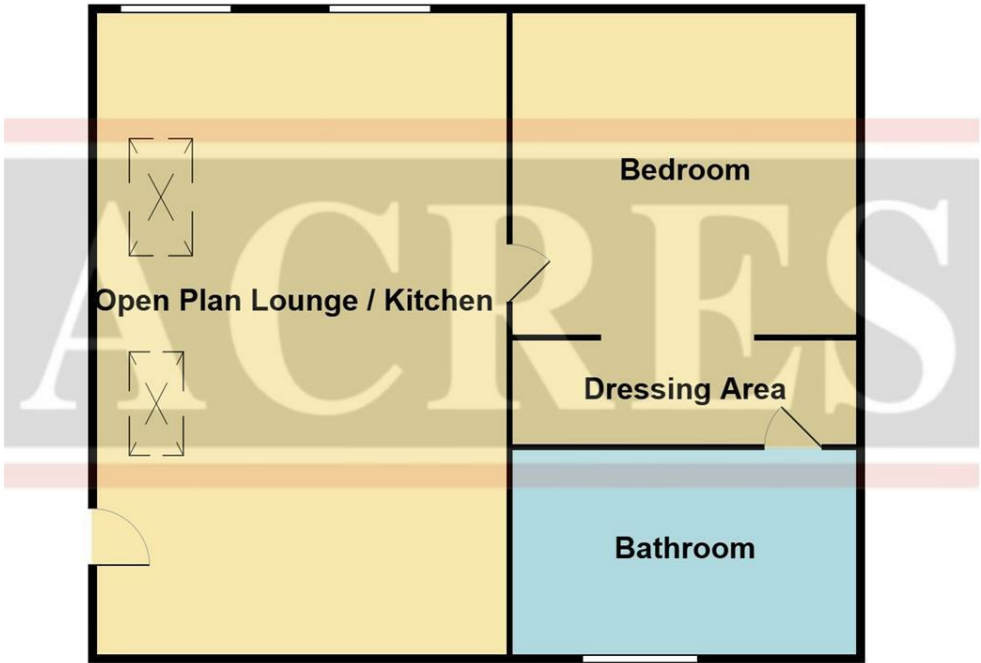
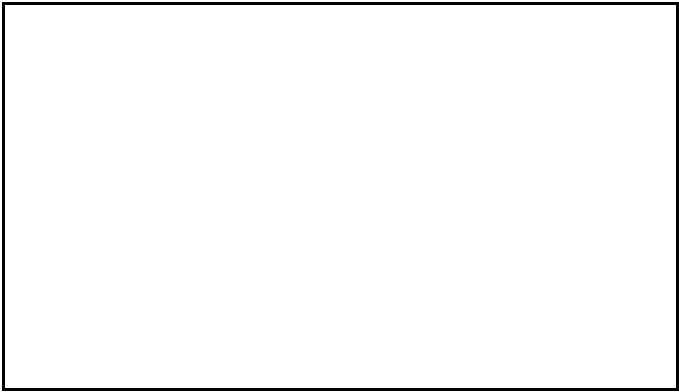
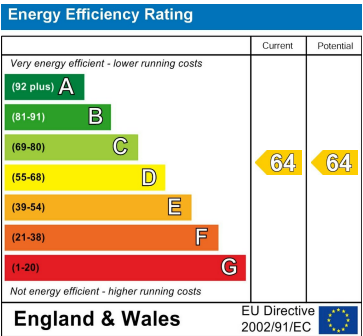
OUTSIDE Allocated parking space



TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly 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.