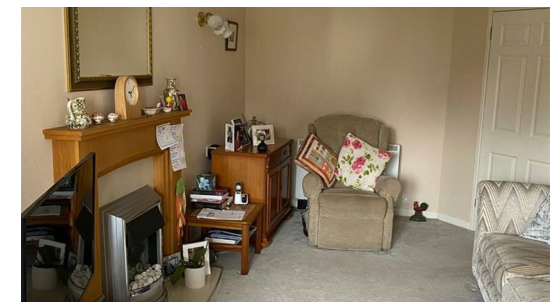


ACRES

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

@ www.acres.co.uk

- An excellent retirement apartment
- Superb location in Sutton Coldfield
- Excellent facilities including a Scheme Manager, Residents Lounge, Laundry etc
- Accessed via stairs or lift
- Entrance hall
- Generous living room
- Double Bedroom with fitted wardrobes
- Shower Room
- Communal Grounds
- Residents and Visitor parking



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1LY - OFFERS AROUND £95,000

Situated on Birmingham Road close to many of Sutton Coldfield's many amenities. This leasehold retirement apartment has a A Scheme Manager for piece of mind, residents lounge and many other facilities. Accessed via stairs or a lift this lovely apartment offers an entrance hall, spacious living room, fitted kitchen, a double bedroom with wardrobes and a shower room. These retirement apartments are very popular so an early viewing is essential Council tax band EPC rating C. Council tax band C.

Access is via a secure porch way located on the second floor via lift or stairs

ENTRANCE HALL With storage cupboard, access to loft space, coving to ceiling and doors into

LOUNGE 19'09" x 10'07" Good size lounge area with oak fire surround and coal effect electric fire, storage heater, coving to ceiling, double glazed window to front, double French style doors leading into

KITCHEN 7'10" x 7'08" With a range of cream base and wall units, integrated electric hob with extractor hood over, space for under counter fridge/freezer, integrated electric oven, stainless steel sink and drainer, double glazed window to front,

BEDROOM 13'09" into door recess x 12'10" max into wardrobes 9'04" min to wardrobe front Good size double bedroom with built in wardrobes, storage heater, coving to ceiling, double glazed window to front

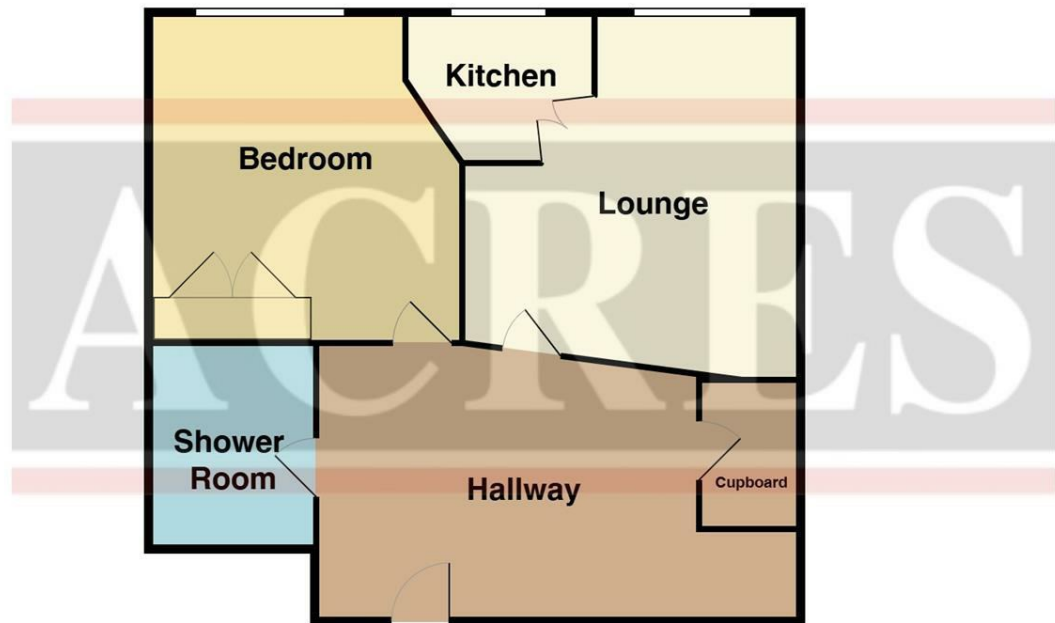
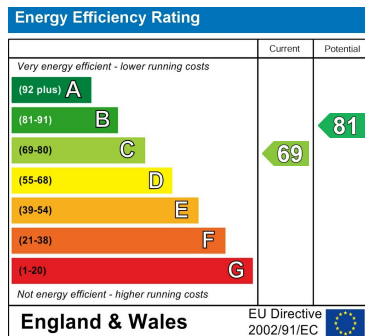
SHOWER ROOM 7'08" x 5'9" Walk in shower with electric shower, vanity unit housing wash hand basin, close coupled WC, extractor fan, coving to ceiling, heated towel rail



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 : C

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.