

ACRES

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- Two good bedrooms
- Well appointed white bathroom
- Contemporary fitted kitchen with appliances
- French door off lounge to patio area
- Garage
- Well appointed, and improved ground floor flat
- Set in the heart of Sutton Coldfield



STRATFORD COURT, MANEY HILL ROAD, B72 1JH - OFFERS AROUND £190,000

This spacious well appointed and much improved ground floor flat is set in the heart of Sutton Coldfield positioned just a short stroll from the town centre itself as well as an array of shops and further facilities on beeches walk. Having excellent public transport links readily available including access to the cross-city rail line at Sutton Coldfield railway station the property offers an ideal first purchase. Complimented by pvc double glazing and having renewed individual thermostatic controlled room heater to fully appreciate the property on offer its true proportions host of features attractive decoration and spacious proportions we highly recommend an internal inspection. Briefly comprising communal gardens to fore and rear, an individual front door opens to a welcoming reception hall, spacious lounge/dining room with French door opening to patio, attractive fitted kitchen having integrated hob and oven, two bedrooms together with a well-appointed white bathroom. Council tax band B

Set back from the roadway behind a side driveway opening to the garages and a pathway leading via lawned gardens to the property, being accessed by a pvc door having obscure double-glazed insets opening to

RECEPTION HALL: Modern wall heater, cloaks cupboard, wood laminate flooring

ATTRACTIVE LOUNGE/ DINING ROOM 15'02" x 12'05" max 9'05" min: Pvc double glazed window and double-glazed French door to patio, thermostatically controlled modern wall heater, useful storage cupboard

FITTED KITCHEN 8'02" x 7'02": Pvc double glazed window to rear, one and half bowl sink unit set into slate styled work surfaces there are a range of handleless high gloss units fitted to both base and wall level including drawers, integrated stainless steel oven having flush fitting hob over, space for washing machine fridge freezer, wood laminate flooring

BEDROOM ONE 11'00" max x 9'00" min 11'03" max 6'010" min: Pvc double glazed window to rear, double fitted wardrobe, thermostatically controlled modern wall heater

BEDROOM TWO 12'04" max 9'10" min 9'01": Pvc double glazed window to front, thermostatically controlled modern wall heater

WELL APPOINTED BATHROOM: Pvc double glazed obscure window to front, matching well appointed white suite comprising bath having shower over, vanity wash hand basin with base unit underneath, low flushing wc, heated towel rail, tiled splashbacks

OUTSIDE: Lawned gardens to front and rear having shrubs and bushes together with patio area set of the lounge

SINGLE CAR GARAGE: (please check the suitability for your own vehicle) located in a separate block, access via a tarmac driveway



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Stratford Court, Maney Hill Road, Sutton Coldfield



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.