

ACRES

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- Double bedroom having built in wardrobe
- Well-appointed white shower room
- Attractive lounge with feature fireplace
- Comprehensively fitted kitchen with integrated appliances
- French door opening to patio overlooking garden
- Security intercom
- Daytime onsite manager
- Communal resident's lounge
- Fully equipped laundry room
- On-site communal parking



ROYAL COURT, BIRMINGHAM ROAD, B72 1LY - £105,000

This delightful, well-presented recently re-decorated ground floor retirement apartment is set in a secure, well regarded, centrally located purpose-built development, just a short stroll from shopping facilities at Beeches Walk. Having local bus services readily available, the property is compliment by PVC double-glazing and storage heating (both where specified). Thoughtful design for an older purchaser, including raised power-points the development additionally offers a communal resident's lounge with kitchen area off, having tea and coffee making facilities. Furthermore, there is a guest suite / bedroom having shower room off which can be booked via the House Manager for visiting family or friends.

The property has communal parking to the fore and is entered via a recessed porch, having side security intercom/door release system, opening a welcoming communal reception area and the House Manager's office off. House Manager being in residence Monday to Friday 9.00 am - 1.00 pm and 2.00 pm until 5.00 pm.

COMMUNAL LOUNGE: Double-glazed windows to fore, large sitting area with fireplace and kitchen area, enabling residents to make hot drinks.

INNER HALLWAY :

RECEPTION HALL: Double built in cloak/storage cupboard, airing cupboard

ATTRACTIVE LOUNGE : 17'9" x 10'6" PVC double glazed window and French door to rear patio. Storage heater, electric log effect fire set into a feature fire surround.

FITTED KITCHEN: 8'10" x 6'6" PVC double glazed window to rear, single drain and sink unit having base unit beneath. There are a further range of fitted units at both base wall level including drawers. Rolled edge work surfaces having tiled splash backs. Integrated dishwasher, fridge and freezer together with stainless steel oven having flush fitting hob above intern with concealed extractor canopy over. Wall heater

DOUBLE BEDROOM: 10'7" x 8'9" plus door recess. PVC double glazed window to rear, storage heater, double built in wardrobe.

SHOWER ROOM: Well appointed white suite comprising vanity wash hand basin with base units beneath, low flushing WC, fitted shower tray having full high tiled splashbacks, chrome style radiator, extractor fan.

LAUNDRY ROOM: Set off the communal hallway, having PVC double glazed windows to fore, fitted sink unit with base unit beneath, elevated washing machines and dryers.

RESIDENTS/GUEST'S WC set off the Inner Hallway

GUEST SUITE: There is an additional separate guest/visitors suite which can be booked via the House Manager having ensuite shower room off available and nominal overnight rate.

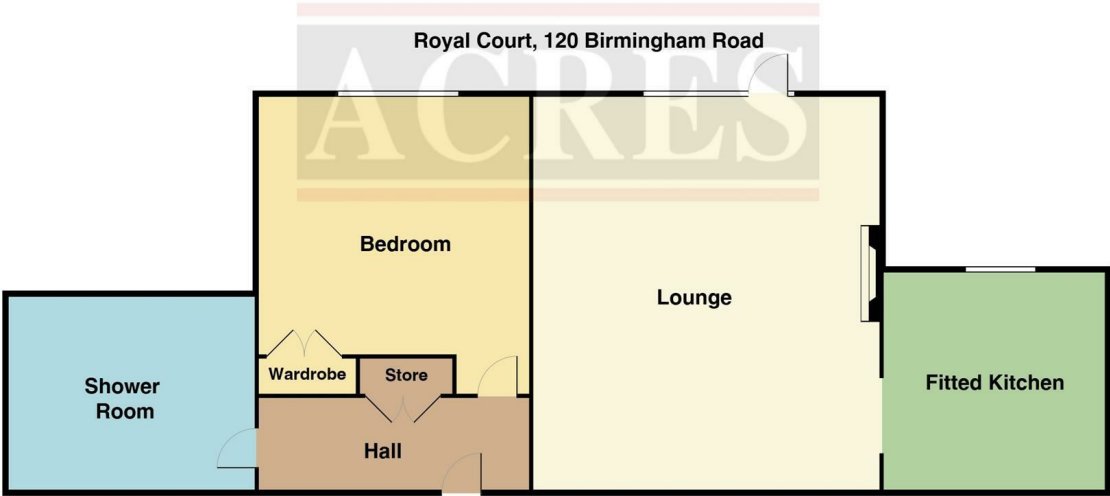
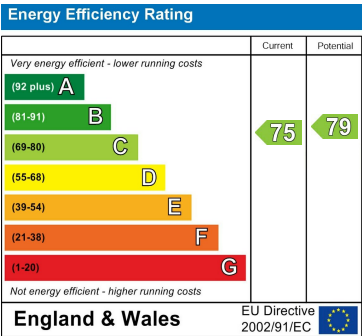
OUTSIDE: Communal gardens to rear



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.