

# ACRES

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www.acres.co.uk



- Two bedrooms
- Well appointed white shower room
- Attractive rear lounge with doors to patio
- Fitted kitchen with appliances
- Secluded rear gardens
- Communal parking area
- A spacious centrally located ground floor maisonette
- Gated cul-de-sac
- Set in the heart of Sutton Coldfield
- 24/7 warden support provided



**DEEPLOW CLOSE, SUTTON COLDFIELD, B72 1SA - OFFERS AROUND £150,000**

Set in the heart of Sutton Coldfield town centre just a short stroll from local shops, supermarkets and further facilities, the property is also served by excellent public transport being set just a short stroll away. Complimented by Pvc double glazing and having storage heating (both where specified) this well-presented ground floor maisonette additionally enhanced further by its position within a gated cul-de-sac. An ideal retirement home of which to fully appreciate we highly recommend an internal inspection. Briefly comprising canopy porch, reception hall, attractive rear lounge with French doors opening to patio in turn overlooking secluded communal gardens. The property has a fitted kitchen with appliances together with two bedrooms, the first having fitted wardrobes, additionally there is a well-appointed white shower room. Set to the side there are communal parking facilities. To enhance the property further there is ramp access to both the front door and the French doors for wheelchair access Leasehold property set in council tax band C & EPC rating C

Set back from the road behind a gated driveway, lawned fore gardens with pathway give access to:

**CANOPY PORCH:** Multi locking door having obscure double glazed insets opening to

**RECEPTION HALL:** Storage heater, cloaks cupboard with laminate flooring

**REAR LOUNGE:** 15'0 x 10'01" Pvc double glazed windows with central double glazed French doors to patio, storage heater, coal effect electric fire set on a marble hearth having matching recess and timber fire surround, wood luxury vinyl flooring

**FITTED KITCHEN:** 9'0 max 5'04" min 8'0 max 6'01" min Pvc double glazed window to front, single drainer sink unit set into recently updated rolled edge work surfaces having tiled splash backs, there are a range of fitted units to both base and wall level including drawers, integrated newley installed stainless steel oven having hob above, washing machine and fridge freezer being included. Pantry/storage cupboard

**BEDROOM ONE:** 11'08" max 9'10" min x 9'10" Pvc double glazed window to rear, two double built in wardrobes

**BEDROOM TWO:** 8'08" max 7'01" min x 8'06" Pvc double glazed bay window to front, storage heater

**SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle, vanity wash hand basin having two double base units beneath, wide storage/spray ledge, two double wall units, low flushing Wc, complimentary tiling to walls, extractor fan

**OUTSIDE:** lawned communal gardens set to the rear having mature hedges providing screen/privacy

**COMMUNAL PARKING AREA:** Set to the side of the property there is a communal parking area

**WARDEN SUPPORT:** 24/7 warden support provided remotely through an electronic warden call-point system there is also is a Scheme Manager resident on the site. All of the rooms have a warden alert pull-cord for emergencies, the bathroom having two of these



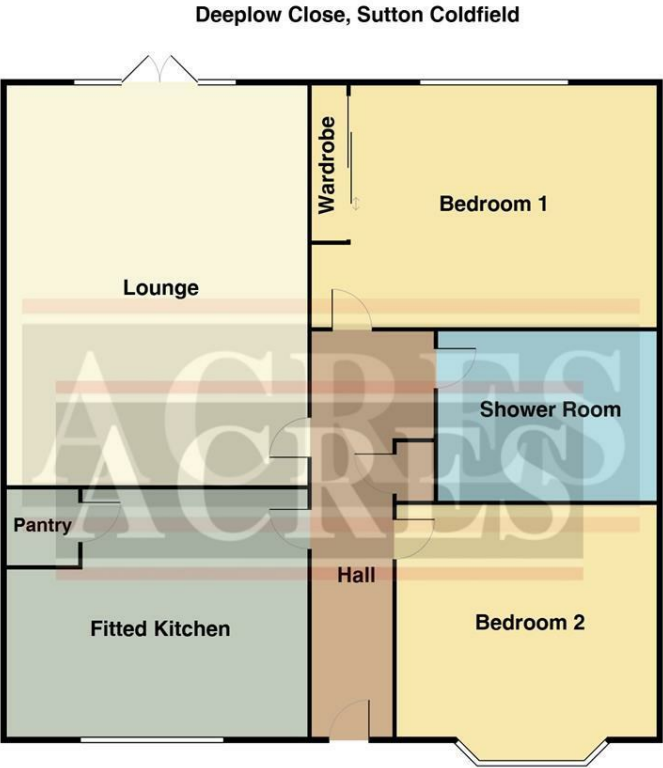
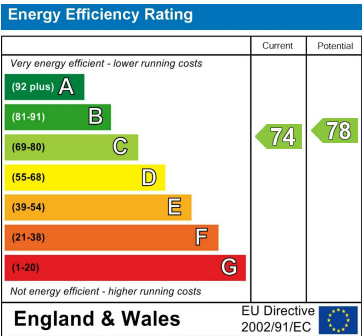




**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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.