

ACRES

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- 2 good bedrooms with wardrobes
- Well-appointed, wide bathroom
- Attractive, spacious, open plan lounge
- Dining areas with comprehensively fitted kitchen
- Rear balcony with elevated aspect
- Garage set in a prime central location
- Much improved and well presented throughout



ST. PETERS CLOSE, MANEY HILL ROAD, B72 1LS - OFFERS AROUND £210,000

This truly delightful, spacious, well-presented, and much-improved first-floor flat is set in a prime, central, sought-after location within the heart of Sutton Coldfield. Positioned just a short stroll from local shops, amenities, and excellent public transport links, the property is also located close to the delight that is Sutton Park. Much improved and well presented, the property benefits from an extended leasehold term and is further complemented by the provision of PVC double glazing and Wi-Fi-controlled, thermostatic individual room heaters (both where specified). Having the security of a main intercom/ door release system, the property briefly comprises of a welcoming reception hall, spacious lounge/ dining room opening to an enclosed rear balcony, comprehensively fitted kitchen, there are two bedrooms both having wardrobes together with the well-appointed bathroom provided with white suite. The property has a single car garage that is set amidst communal gardens. All of which to fully appreciate we highly recommend an internal inspection.

Set back from the road and behind a lawned, communal garden having parking accesses going to the property via a pathway, leading to

CANOPY PORCH: glazed door with side intercom/ opens to

COMMUNAL ENTRANCE HALL: The stairs rise to the first floor with windows and French doors onto the balcony.

RECEPTION HALL: Wall mounted heater/ storage cupboard

ATTRACTIVE LOUNGE/ DINING ROOM: 18'9" max x 6'9" 14'3" max x 11" min PVC double glazed window to side, wide recess having fitted shelving and base units. Dining area having double glazed patio doors to balcony, two wall mounted heaters.

ENCLOSED REAR BALCONY: 7'9" x 4'7" having timber decking providing space for chairs.

FITTED KITCHEN: 12'6" max 5'6" min 7" max 5'3" min PVC double glazed windows to rear, white enamel sink unit set into wide solid wood work surfaces having tiled splash backs and a range of fitted units both base and wall unites with drawers, integrated dishwasher, fitted oven having a hob above internal stainless steal splash back and extractor canopy, space for a fridge freezer and wood style flooring.

BEDROOM 1: 12" x 10'2" PVC doubled windows to side, wall mounted heater, double built in wardrobes.

BEDROOM 2: 12'2" max 10'2" min x 7'2" PVC double glazed windows front, wall mounted heater, double fitted wardrobes.

WELL APPOINTED BATHROOM: Matching white suite comprising of bath having shower over with side splash screen, wide vanity wash hand basin having double base unit beneath low flushing WC, tiling to walls, chrome ladder style radiator, wood style flooring.

GARAGE: Located in a separate block (Please check the suitability for your own vehicle)

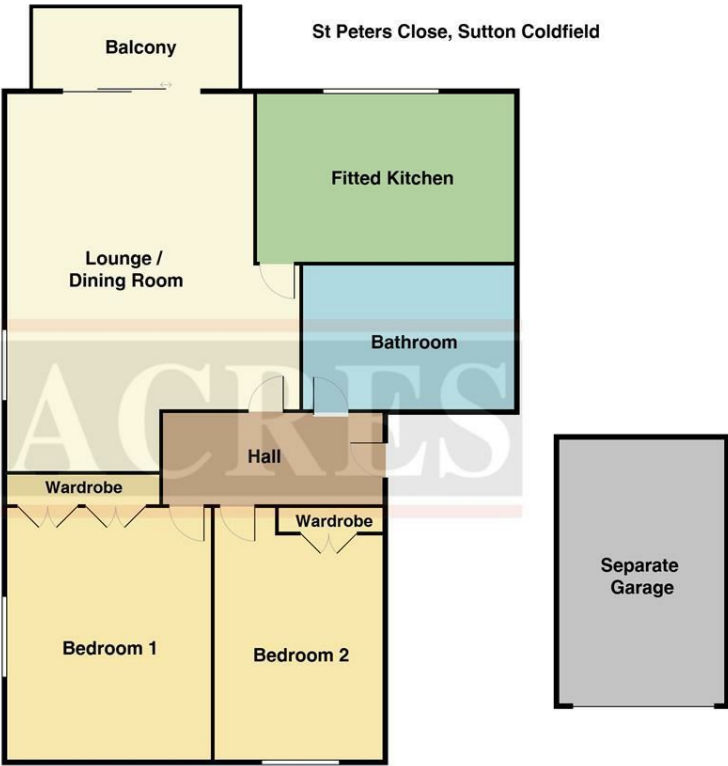
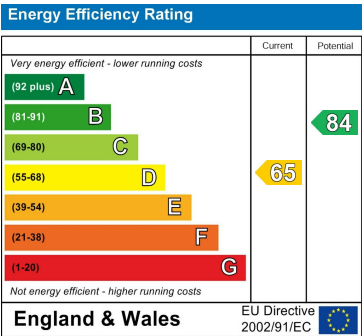
OUTSIDE: Communal gardens to side and rear with mature shrubs, bushes and trees, open to further communal parking areas.



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.