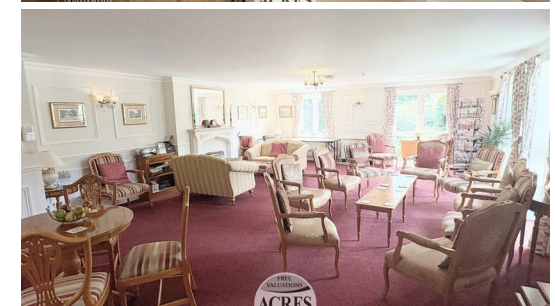


ACRES

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

@ www.acres.co.uk

- Ground-floor retirement apartment
- Spacious lounge/dining room
- Fitted kitchen
- Two well-sized double bedrooms
- Shower room
- PVC double glazing and electric heating (both where specified)
- Attractive communal gardens
- Communal facilities including laundry room, residents' lounge, and on-site manager
- Secure intercom entry system
- Communal parking



OWEN COURT, 2-12 HOLLYFIELD ROAD, B75 7SG - OFFERS AROUND £170,000

A well-presented ground-floor retirement apartment offering comfortable and convenient living, accessed via communal parking and a secure intercom system. The property comprises a welcoming hall, spacious lounge/dining room, modern fitted kitchen, two generously proportioned bedrooms, and a shower room. Benefiting from PVC double glazing and electric heating where specified, this apartment also enjoys direct access to a patio area leading to attractive communal gardens, plus the use of shared facilities including a laundry room, residents' lounge, and an on-site manager. Council tax band: D. EPC Rating: C.

Accessed via communal parking and a secure intercom system.

HALL: Composite front entrance door, electric heater, large storage cupboard, and doors leading to:

LOUNGE/ DINING ROOM: 17'07" x 11'01". PVC double glazed front door and window to rear. Electric heater, electric flame-effect fire with marble hearth and decorative surround.

KITCHEN: 9'03" x 5'08". PVC double glazed window to rear. Fitted with a stainless steel sink and drainer unit set into roll-top edge surfaces with matching wall and base units with drawers. High-level oven and microwave, four-ring electric hob with extractor hood over, integrated freezer, and integrated fridge. Tiled splash backs.

BEDROOM ONE: 17'06" x 15'07" x 9'07". PVC double glazed window to rear, electric heater, and double built-in wardrobe.

BEDROOM TWO: 10'11" x 9'04" x 8'10". PVC double glazed window to rear and space for freestanding bedroom furniture.

SHOWER ROOM: Enclosed shower with hand rails, low-flushing WC, hand wash basin set into a vanity unit, tiled surround, extractor fan, and towel rail.

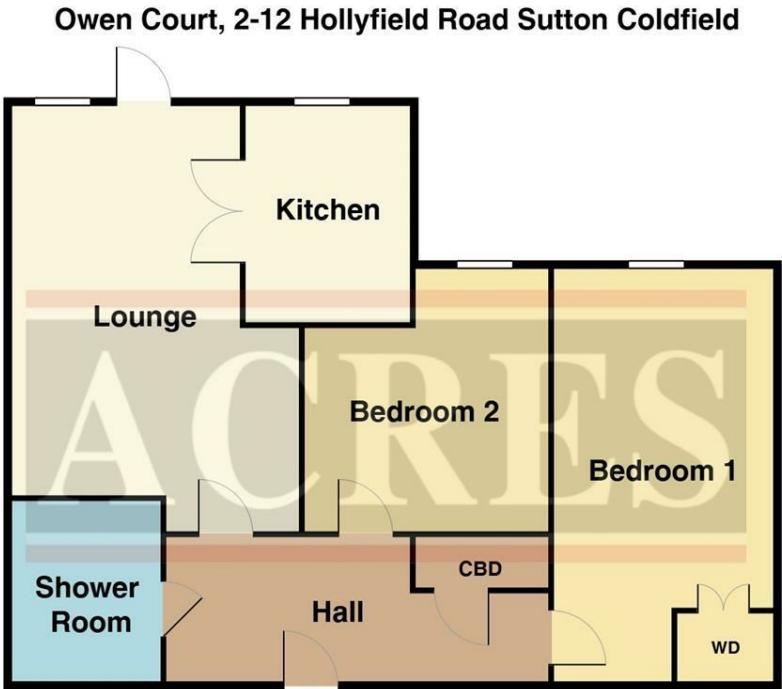
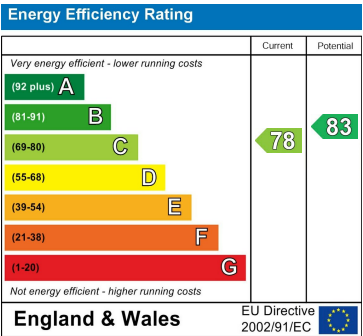
COMMUNAL GARDENS: Off the lounge/diner is a small patio area for outdoor seating, leading to a large lawned communal garden with planted borders and shrubbery. The development also benefits from a laundry area, communal lounge, and on-site manager.



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 : D

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.