

ACRES

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- Secure intercom entry system and communal stairway, to top floor apartment
- Entrance hall with two double storage cupboards
- Lounge/diner
- Modern fitted kitchen
- Two Bedrooms
- Contemporary shower room
- Underfloor heating with individual thermostats throughout (where specified)
- Communal parking for residents and visitors
- Well maintained communal gardens
- Private garage to rear



EASTERN ROAD, SUTTON COLDFIELD, B73 5NT - OFFERS IN EXCESS OF £175,000

We are delighted to present this beautifully maintained two bedroom apartment, offering spacious and modern accommodation throughout. Set within a sought after development, the property benefits from a secure intercom entry system, communal gardens, allocated garage, and convenient communal parking. With bright and airy living spaces, a contemporary kitchen and shower room, plus the added luxury of wi-fi underfloor heating, this home is perfectly suited for first time buyers, downsizers, or investors seeking a stylish and low maintenance property in a desirable location.

Accessed via a secure intercom entry system and communal stairway, this beautifully presented apartment is entered through a multi locking front door into a welcoming entrance hall. The hall benefits from two spacious double storage cupboards and attractive wooden flooring, setting the tone for the stylish interior.

LOUNGE/ DINER: 15'08" x 10'08", is a bright and comfortable living space with two PVC double glazed windows to the front, wooden flooring, wi-fi underfloor heating throughout.

MODERN KITCHEN: 10'08" x 9'05", fitted with a comprehensive range of matching wall and base units with roll top work surfaces featuring a one and a half sink and drainer unit, integrated eye level double oven, induction hob with extractor hood and splashback, integrated fridge and freezer, and space for a washing machine. wi-fi enabled underfloor heating with thermostat. A PVC double glazed window to the front enhances, the natural light, and tiled flooring completes the contemporary look.

BEDROOM ONE: 13'00" (into wardrobe) max x 11'00" min x 9'00", An excellent space for relaxation with a PVC double glazed window to the side, wooden flooring, wi-fi enabled underfloor heating with thermostat, and ample space for freestanding furniture.

BEDROOM TWO: 10'05" x 7'01". PVC double glazed window to side, wooden flooring, wi-fi enabled underfloor heating with thermostat, and space for bedroom furniture.

SHOWER ROOM: 6'06" x 5'08", Fitted with a contemporary suite comprising a large double shower with glass screen, hand wash basin, and low flushing WC, wi-fi enabled underfloor heating with thermostat. Stylish tiled flooring and a chrome effect ladder radiator add a modern finish.

OUTSIDE: Externally, the property further benefits from communal parking, a well maintained communal garden, and a private garage included with the sale. (please check the suitability for your own vehicle)



TENURE:

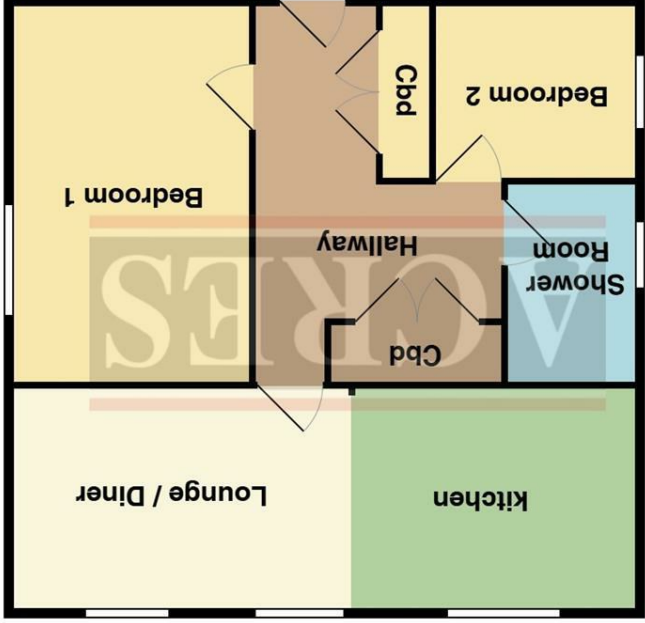
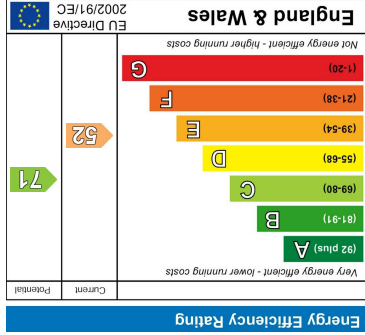
We have been informed by the vendor that the property is Leasehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX :

B

VIEWING:

Highly recommended via Acres on 0121 321 2101



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.

