

ACRES

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www.acres.co.uk

- Prime High Street location
- Generously sized lounge/dining room
- Stylish kitchen
- Two spacious double bedrooms, both with storage options.
- Modern ensuite shower room plus a contemporary family bathroom.
- Secure communal entrance with intercom system.
- Allocated parking space behind gated access.
- Attractive mix of character features and modern finishes.
- Internal viewing is recommended.



HIGH STREET, SUTTON COLDFIELD, B72 1UX - £280,000

This exceptional apartment offers the perfect blend of period charm and modern living, ideally located in the heart of the High Street. With spacious interiors, stylish finishes, and a secure gated parking space, the property is perfectly suited for professionals, downsizers, or anyone looking for a vibrant town centre lifestyle with every amenity right on the doorstep.

Set within a characterful building, the apartment boasts high ceilings, large sash windows, and generous proportions throughout. Inside, you'll find two double bedrooms, two bathrooms (including an ensuite), a bright and airy lounge/dining room, and a beautifully appointed kitchen — all designed for comfort and convenience.

Access is gained via a secure communal entrance door with intercom system.

Hall: A stylish wooden door opens into the welcoming hall, which is finished with laminate style tiled flooring. Doors lead to a useful storage cupboard that could also serve as a home office, with further doors opening onto the main living spaces.

Lounge / Dining Room 20'01" x 18'10": This spacious lounge and dining area is a real feature of the apartment, filled with natural light from five double glazed wooden sash windows to the front, overlooking the bustling High Street. With generous proportions, it is perfect for both relaxation and entertaining, complete with two electric heaters.

Kitchen 19'10" x 9'06": The beautifully fitted kitchen combines style and practicality. Two double glazed wooden sash windows to the side brighten the space, which is fitted with marble effect work surfaces and a stainless steel sink with inset drainer grooves. Matching base and wall units provide ample storage, complemented by an eye level double oven, four ring electric hob with extractor hood, and a full range of integrated appliances including a fridge freezer, dishwasher, and washing machine. The tiled flooring and splashbacks complete the sleek, modern look.

Bedroom 1 15'11" x 12'07": The first bedroom is a generously sized double, with two double glazed wooden sash windows to the side, an electric heater, and excellent built in storage cupboards or wardrobes.

Ensuite: The private ensuite is fitted with a white suite comprising a corner shower unit, low flush WC, and hand wash basin with vanity unit beneath. Two obscure double glazed wooden sash windows bring in natural light, while tiled surrounds, tiled flooring, and a chrome ladder style radiator add a polished finish.

Bedroom 2 15'07" x 12'09": Another spacious double, the second bedroom benefits from two double glazed wooden sash windows to the front, an electric heater, and a door leading to a handy built in cupboard or wardrobe.

Bathroom: The family bathroom is fitted with a white suite comprising a panelled bath with shower over, hand wash basin, and low flush WC. An obscure double glazed sash window to the front provides privacy, while tiled surrounds, tiled effect laminate flooring, and a chrome ladder style radiator complete the space.

Outside: The property includes one allocated parking space, conveniently situated behind a secure gated entrance alongside the flats.

Council Tax Band: F

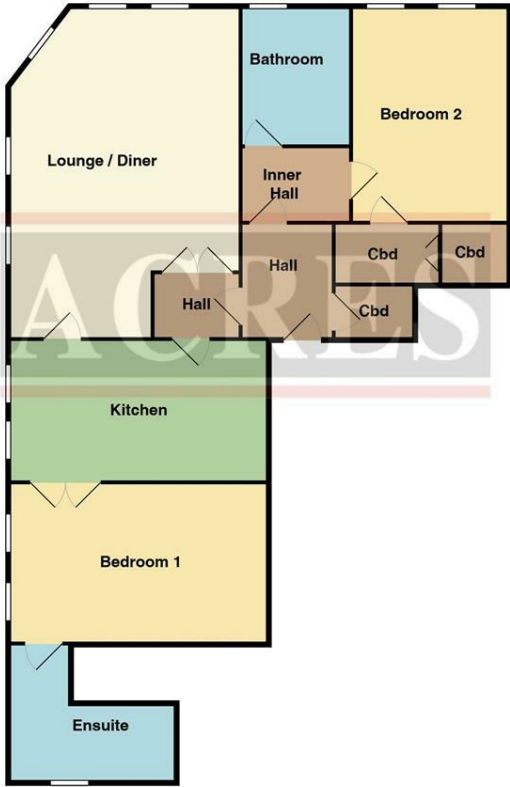
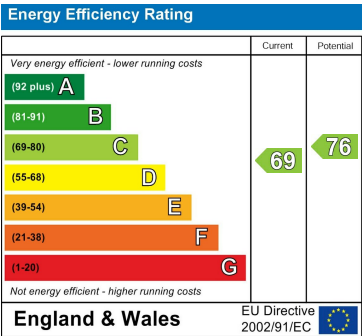
EPC Rating: C



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

COUNCIL TAX : F

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.