

# ACRES

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

@ www.acres.co.uk



- Spacious first floor apartment in a sought-after central Sutton Coldfield location
- PVC double glazing and electric radiator heating (where specified)
- Secure entrance with communal hallway
- Welcoming entrance hall leading to open plan lounge/dining room
- Modern kitchen with integrated appliances
- Master bedroom with ensuite shower room
- Second double bedroom
- Contemporary bathroom with white suite
- Allocated parking space to the front
- Ideal first time purchase or investment property



**TUDOR WAY, SUTTON COLDFIELD, B72 1LP - OFFERS AROUND £230,000**

This delightful, spacious first floor apartment is beautifully presented and set in a highly sought after, central location, close to the heart of the Royal Town of Sutton Coldfield and its wide range of local amenities. The property benefits from PVC double glazing and electric radiator heating (where specified), combining modern comfort with style. Excellent public transport links are easily accessible, along with a selection of shops and restaurants on nearby Beeches Walk.

Accessed via a secure entrance and communal hallway, the apartment offers a welcoming entrance hall with doors leading to an open plan lounge/dining area, which in turn opens to a contemporary kitchen with integrated appliances. The master bedroom features an ensuite shower room, and there is a further double bedroom, along with a bathroom fitted with a modern white suite.

Allocated parking is provided to the front, offering convenience and ease. This stylish, secure apartment is an ideal first time purchase or investment opportunity, providing everything you could want from a modern home.

Accessed via a secure intercom system, and communal stairs leading to the apartment.

**HALLWAY:** Laminate tile effect flooring. Intercom system with video access. Radiator with decorative cover. Door to storage cupboard and doors leading to the principal rooms.

**OPEN PLAN LOUNG/DINER:** 17'08" max x 8'06" min / 20'01" max x 11'00" min: Two PVC double glazed windows to the rear and PVC double glazed French doors opening onto a Juliet balcony. Two radiators. Electric stone effect flame fire with surround. Ample space for free standing lounge and dining room furniture.

**KITCHEN:** 8'08" x 8'09" max / 5'09" min: Stainless steel one and a half bowl sink with drainer set in marble effect work surfaces, complemented by matching wall units and drawers. Integrated oven and hob with extractor hood over. Integrated dishwasher and washing machine. Tiled flooring and splashbacks throughout.

**BEDROOM ONE:** – 17'05" max x 12'00" min / 10'07" max x 5'09" min: PVC double glazed window to the rear. Radiator. Built in wardrobes providing excellent storage.

**ENSUITE:** Contemporary white suite comprising enclosed corner shower, low flushing WC, hand wash basin, tiled surrounds, and tiled flooring. Chrome ladder style radiator.

**BEDROOM TWO:** 11'04" x 9'00": Two PVC double glazed windows to the front. One built in wardrobe and one fitted wardrobe.

**FAMILY BATHROOM:** Modern white suite comprising of a freestanding bath, low flushing WC, hand wash basin, tiled surrounds, and tiled flooring. Column and chrome style radiator.

**OUTSIDE:** Communal Garden space laid to lawn with shrubs and trees providing privacy. One allocated parking space.



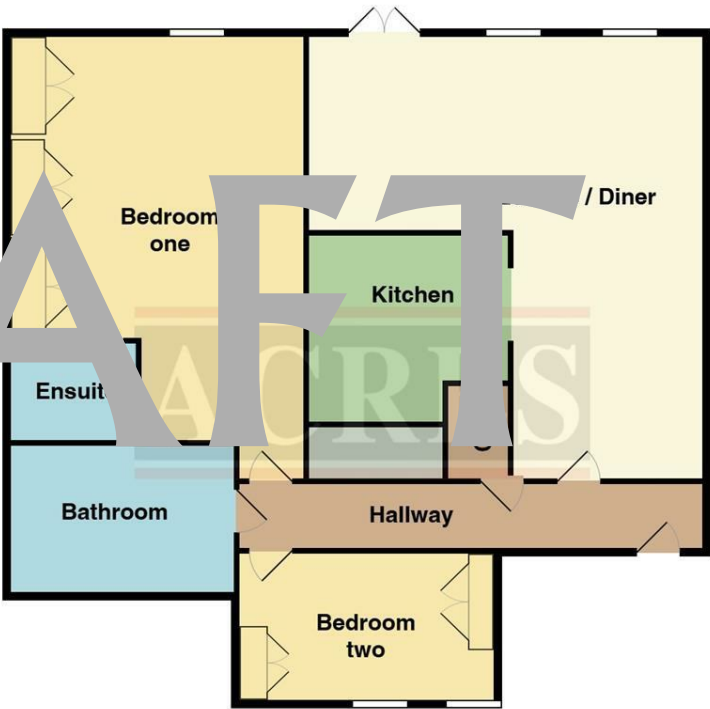
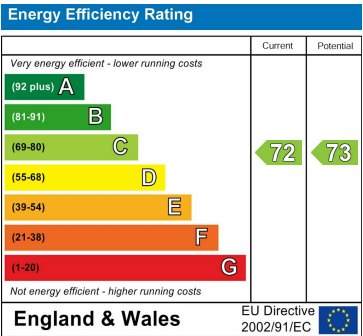




TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.