

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Ground Floor Leasehold Apartment
- Lovely Retirement Property
- Located in the centre of Sutton Coldfield
- Generous living room with door to communal gardens
- Fitted kitchen
- Spacious double bedroom
- Shower Room
- Facilities including residents lounge
- Site Manager, intercom system, car park and communal gardens
- No Chain



**MIDLAND DRIVE, SUTTON COLDFIELD, B72 1TU - OFFERS AROUND £90,000**

This is a wonderful leasehold apartment, council tax band C that offers independent living for the over 60's. The location works perfectly as it is very close to Sutton Coldfield's bustling town centre including shops, restaurants and cross city railway line. This apartment is situated on the ground floor with a door out to the beautifully manicured communal gardens. The apartment offers very well presented interiors including entrance hall, lovely generous living room with open access to a fitted kitchen, large double bedroom with fitted furniture and shower room. The residential development has a residents lounge, Site Manager, intercom system, car park and communal gardens. EPC rating C.

Access is via a secure intercom and communal porch, the property is situated on the ground floor

**HALLWAY** With store cupboard and doors leading to, Bedroom and Shower Room

**LOUNGE** 18'00" x 10'06" Generous sized lounge with feature fire surround housing electric coal effect fire, coving to ceiling, double glazed window and door giving access to communal rear garden, electric radiator and arch door way into:

**KITCHEN** 5'04" x 7'03" With a range of base and wall units, stainless steel sink and drainer, electric oven with extractor hood over, space for fridge/freezer, coving to ceiling, double glazed window

**BEDROOM** 14'01" max to wardrobe front 12'00" min x 8'08" A double bedroom with fitted wardrobe and a range of fitted furniture to include mirror fronted double wardrobes and dressing table, coving to ceiling, electric radiator, double glazed window to rear overlooking the communal garden area

**SHOWER ROOM** 5'02" x 6'07" max White WC and hand was basin set into a vanity unit with tiled surface and splash back, self contained shower cubicle with assisted fitted seat

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

**COUNCIL TAX BAND:** C

**FIXTURES & FITTINGS:** As per sales particulars.

**VIEWING:** Recommended via Acres on .



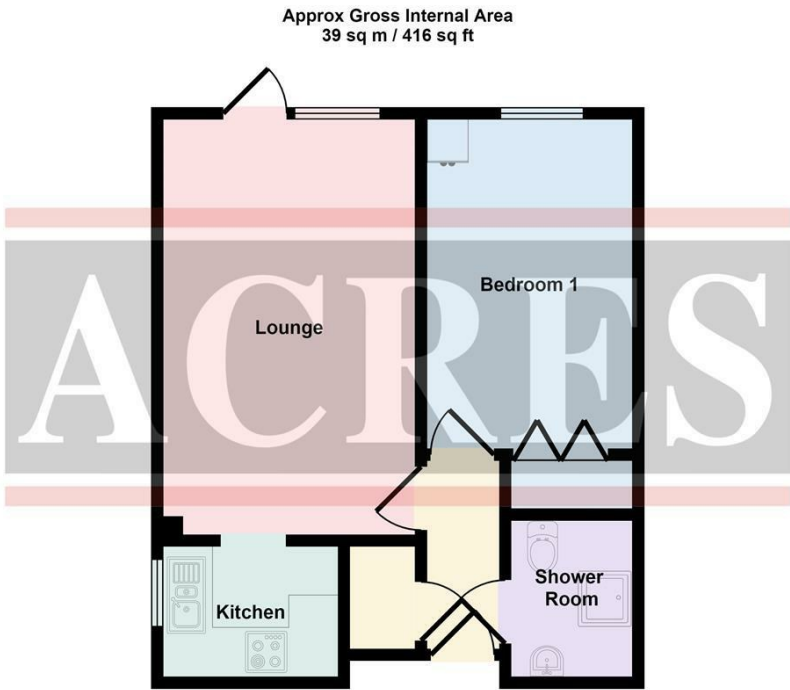
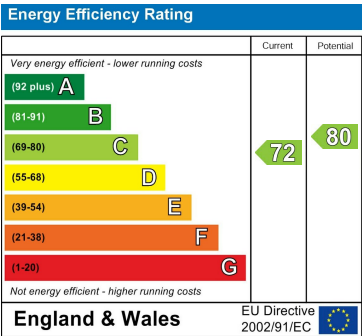




TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 321 2101



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.