ACRES

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



- Well presented first floor apartment
- Spacious and bright lounge/dining room
- Fitted kitchen
- Two versatile bedrooms
- Jack and Jill bathroom
- Intercom entry system
- Allocated parking space
- Access to communal rear garden area
- Close to amenities, schools and transport links
- Viewing is recommended





TUDOR WAY, SUTTON COLDFIELD, B72 1LP - OFFERS AROUND £165,000

Situated on the ever popular Birmingham Road, this well presented first floor apartment enjoys a highly convenient location with excellent access to a range of local amenities, shops, cafés and restaurants. The property is ideally positioned for commuters, offering easy access to nearby transport links including road networks and public transport routes, while also being within close proximity to parks, leisure facilities and surrounding town centres. Offering spacious and well maintained accommodation throughout, this attractive apartment benefits from bright and airy rooms enhanced by multiple windows allowing plenty of natural light. The property features a generous lounge/dining room, a fitted kitchen with integrated appliances, two versatile bedrooms and a Jack and Jill bathroom, along with the added advantages of an intercom entry system, allocated parking space and access to a communal rear garden area.

HALLWAY: Wooden front door with intercom system incorporating camera, door to cupboard, laminate flooring and further doors leading to:

LOUNGE/DINING ROOM: 18'07" x 11'08" max / 11'00" min Two PVC double glazed windows to front and a PVC double glazed window to side offering additional natural light, radiator, laminate flooring and space for lounge and dining room furniture.

KITCHEN: 11'06" x 5'10" Two PVC double glazed windows to side, stainless steel sink and drainer set into roll top work surfaces, matching base and wall units with drawers, integrated fridge, integrated dishwasher, oven and hob with extractor hood over, space for washing machine, half tiled surround and laminate flooring.

BEDROOM ONE: 18'06" max / 13'04" min x 11'08" Two PVC double glazed windows to front, radiator, triple fitted wardrobes and door to Jack and Jill bathroom.

BEDROOM TWO: 10'05" x 7'06" Two PVC double glazed windows to front, radiator and space for bedroom or home office furniture.

BATHROOM: Panelled bath with shower over and glass side screen, low flushing WC, hand wash basin, half tiled surround, laminate flooring and radiator.

OUTSIDE: The property benefits from one allocated parking space and access to a communal rear garden area.





















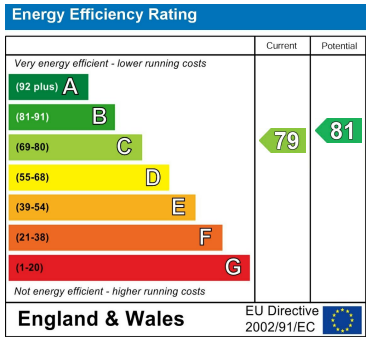
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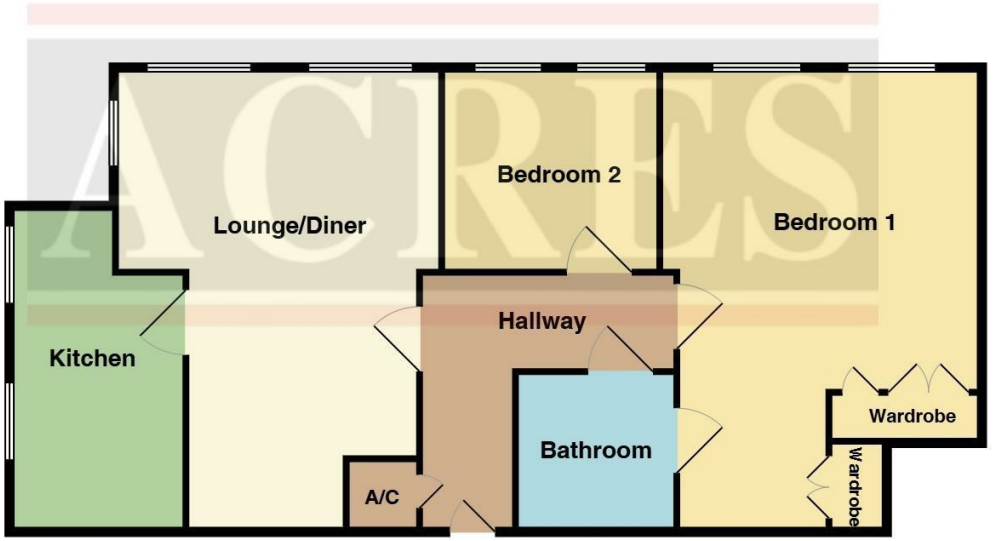
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101







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.