

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- A lovely first floor retirement property
- Located in the centre of Sutton Coldfield
- Accessed via a secure entrance
- Facilities including residents lounge
- Accessed via stairs or a lift
- Lounge with rear garden views
- Kitchen
- Double Bedroom with built in wardrobe



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

Access is via a secure entrance leading to a residents lounge

HALLWAY/STAIRCASE and lift taking you up to floor one

RECEPTION DOOR into

HALLWAY Wall mounted electric heater, door into airing cupboard and further doors into lounge, bedroom and shower room

LOUNGE 17'5" x 10'6" A generous living room with double glazed window, coving to ceiling, classically style fire surround with fitted electric fire, electric heater

KITCHEN 5'5" x 7'4" Having a range of drawer, base and eye level cupboard, sink and drainer, work surface, tiling to part walls

BEDROOM 14'0" x 8'8" Double glazed window, built in double wardrobe, electric heater, coving to ceiling, wall light points

SHOWER ROOM Having a double sized shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, wall mounted heater, tiling to walls, extractor fan, coving to ceiling

TENURE: We have been informed by the vendors that the property 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 0121 321 2101

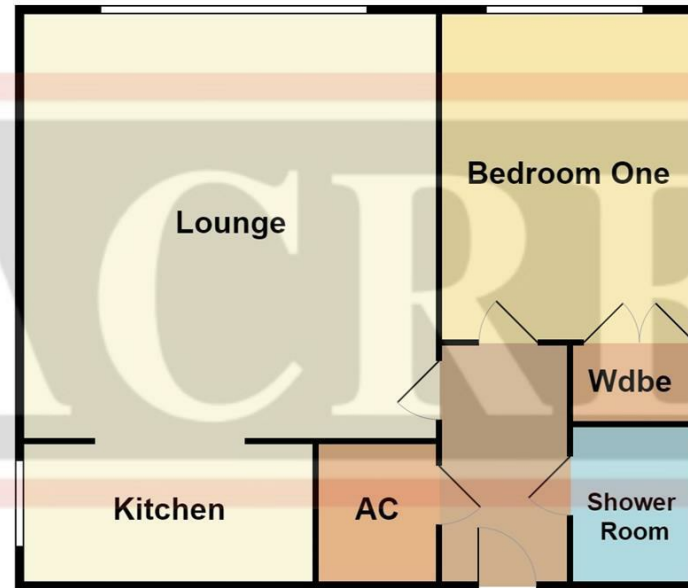


TENURE: We have been informed by the vendor that the property is Leasehold
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COUNCIL TAX BAND: C **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



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 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.