

ACRES

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www.acres.co.uk

- Ground floor apartment
- Two well proportioned bedrooms
- Spacious lounge
- Breakfast kitchen
- Garage and parking
- Walking distance to Sutton Coldfield town centre
- Close to shops, amenities and transport links
- Leasehold with approximately 92 years remaining
- No Chain
- Viewing is recommended.



COLESHILL STREET, SUTTON COLDFIELD, B72 1SH - OFFERS OVER £200,000

A fantastic opportunity to acquire this well presented two bedroom ground floor apartment, ideally positioned in the very heart of Sutton Coldfield. Offering spacious and practical accommodation throughout, this delightful apartment is perfectly suited to first time buyers, downsizers or investors alike. Benefitting from its own private entrance, garage and allocated parking, the property combines convenience with comfortable living in a highly sought after location.

Situated just a short walk from Sutton Coldfield town centre, residents will enjoy easy access to an excellent range of shops, restaurants, cafés, supermarkets and everyday amenities, together with excellent public transport links including Sutton Coldfield railway station and nearby bus routes. Offered on a leasehold basis with approximately 92 years remaining on the lease, this superb ground floor apartment presents an excellent opportunity to secure a home in a prime central location.

Entrance Hall

Accessed via a paved pathway bordered by established bushes, a wooden front entrance door with obscure glazed panel opens into the welcoming entrance hall. Offering space for hanging coats, the hallway also benefits from a useful storage cupboard and doors leading to the lounge, both bedrooms and bathroom.

Lounge – 14'02" x 10'06"

A bright and comfortable reception room featuring a PVC double glazed window to the front elevation, warm air heating and an attractive electric flame effect fire with decorative surround, creating a welcoming focal point. There is ample space for a range of lounge furniture.

Breakfast Kitchen – 14'04" x 9'04" max (6'03" min)

Well appointed and fitted with a range of matching base and wall units with drawers incorporating roll top work surfaces and a stainless steel sink with drainer. Integrated appliances include an oven, hob with extractor hood over and fridge freezer, together with space and plumbing for a washing machine. Complemented by tiled splashbacks and tiled flooring, the kitchen also offers ample space for a breakfast table and chairs. A PVC double glazed window overlooks the rear, whilst PVC double glazed French doors provide access outside.

Bedroom One – 10'11" x 10'09"

A generous double bedroom featuring a PVC double glazed window to the front, built in wardrobe, warm air heating and ample space for a range of bedroom furniture.

Bedroom Two – 14'02" x 8'08"

A versatile second bedroom with PVC double glazed window to the front, built in wardrobe, warm air heating and space for bedroom furnishings, making it ideal as a guest room, home office or additional double bedroom.

Bathroom

Fitted with a panelled bath incorporating an electric shower over, low flushing WC and hand wash basin. The bathroom is complemented by tiled walls and tiled flooring, with two obscure PVC double glazed windows to the rear allowing for natural light and ventilation.

Outside

To the rear of the property is a garage located beneath the apartment, providing excellent storage, together with an allocated parking space positioned directly in front of the garage.

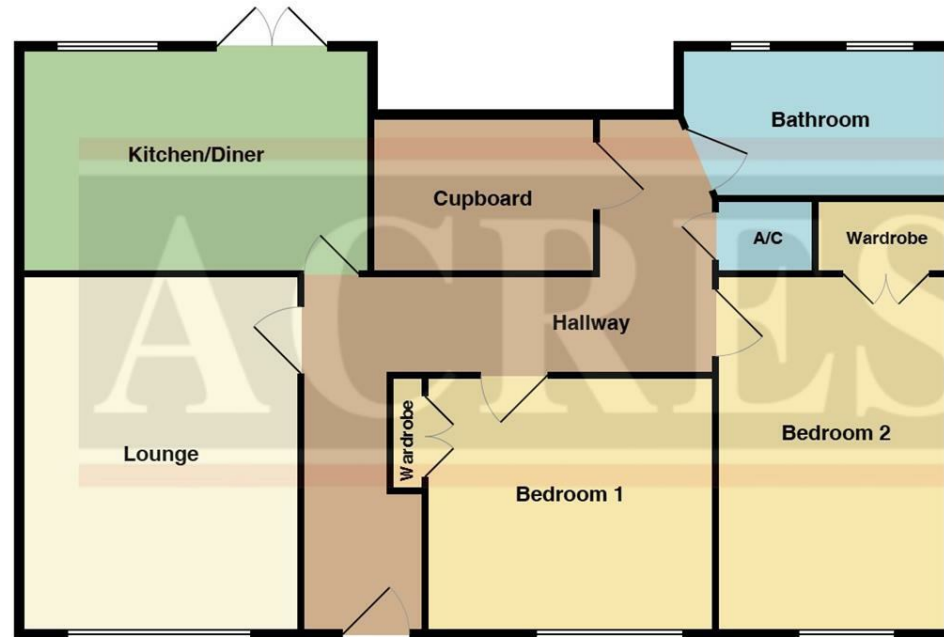


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	48
(21-38) F	
(1-20) G	56
Not energy efficient - higher running costs	
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.