

ACRES

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

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Ground floor retirement apartment
- Offered with no upward chain
- Spacious lounge/dining room
- Fitted kitchen
- Double bedroom
- Newly fitted contemporary shower room
- Secure intercom entry system
- Well maintained communal gardens
- Residents' lounge and laundry facilities
- Convenient and low maintenance living within a popular development



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1LY - OFFERS AROUND £95,000

Set within a well maintained and popular retirement development, this ground floor apartment offers comfortable, secure and low maintenance living, ideal for those looking to enjoy a peaceful lifestyle with excellent on site facilities. Conveniently positioned for ease of access, the property benefits from being offered with no upward chain, making it ready for immediate occupation. The development provides a welcoming community atmosphere with the added advantage of a communal lounge, laundry facilities and beautifully maintained gardens, perfect for socialising or relaxing. The apartment itself enjoys a pleasant rear aspect and has been enhanced by a recently refitted contemporary shower room.

ACCESS & HALLWAY: Access is gained via a secure communal entrance door with intercom system, leading through the communal lounge to the apartment's private front door. The hallway includes a useful storage cupboard, intercom system and doors leading to all accommodation.

LOUNGE / DINING ROOM: 17'06" max (8'04" min) x 14'07" max (8'07" min) A spacious and versatile living area with ample room for both lounge and dining furniture. A PVC double glazed French door, along with an additional rear window, provides plenty of natural light and offers a pleasant outlook. Electric heater and single glazed doors leading through to the kitchen.

KITCHEN: 8'11" x 5'09" Fitted with a stainless steel sink and drainer set into roll top work surfaces, with a range of matching base units, wall units and drawers. New freezer and modern fridge which is included with the price of the property. Integrated eye level oven and four ring electric hob with extractor hood over, tiled splashback and PVC double glazed window to the rear.

BEDROOM ONE: 12'08" max (10'08" min) x 8'08" A well proportioned double bedroom with PVC double glazed window to the rear, electric heater and fitted wardrobes and drawers providing excellent storage.

SHOWER ROOM: A newly fitted contemporary suite comprising a large walk in shower with assisted handles and glass side screen, low flushing WC and hand wash basin set within a floating vanity unit. Fully tiled surround and flooring, chrome effect ladder style radiator and door to airing cupboard.

COMMUNAL GARDENS: The property benefits from access to well maintained communal gardens, mainly laid to lawn with benches for seating and mature borders of plants and shrubs, creating a private and tranquil outdoor space.

COMMUNAL FACILITIES: Residents have use of a communal lounge and laundry facilities, enhancing the social and practical aspects of the development. A guest room is also located opposite the flat door and is available for booking at a nominal fee for guests.



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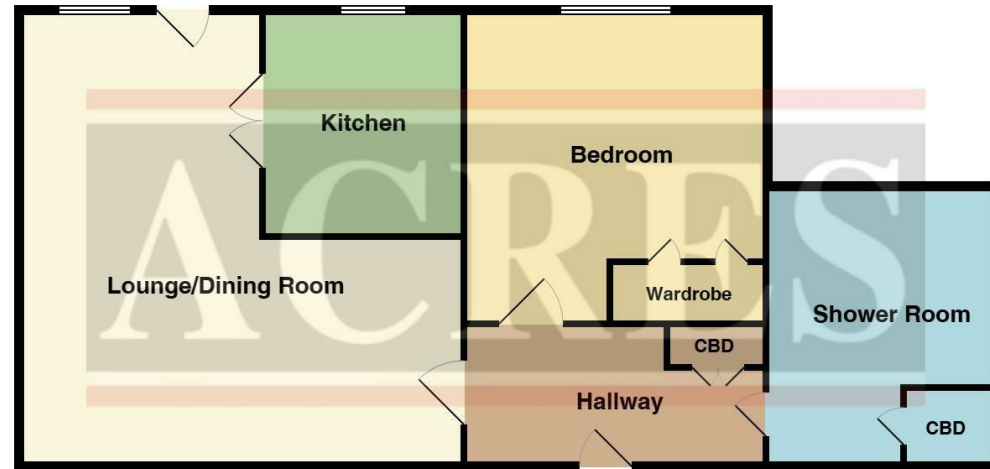


TENURE: We have been informed by the vendor that the property is Leasehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: 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 | 73 | 76 |
| (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.