

# 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.

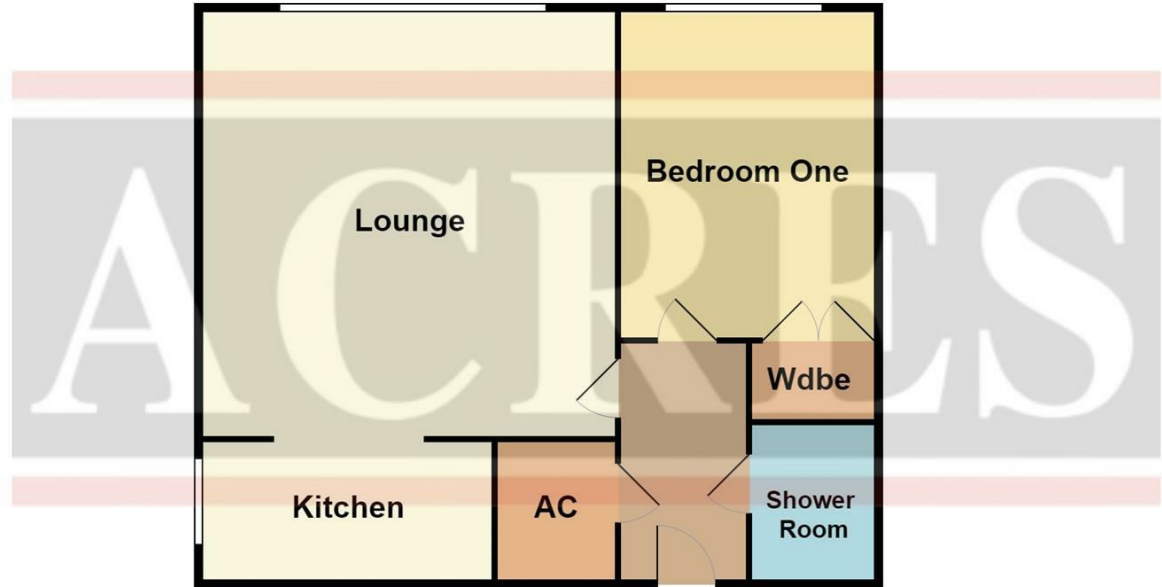
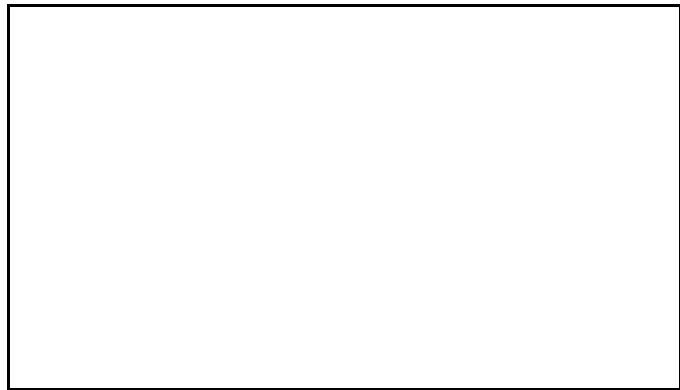
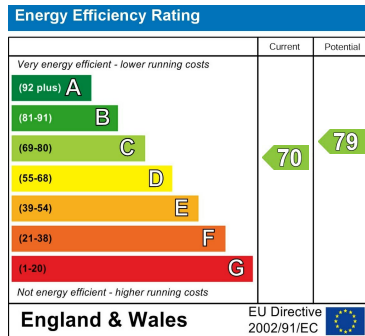
VIEWING: Recommended via Acres on 0121 321 2101



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(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



**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 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.