

# ACRES

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

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www.acres.co.uk



- Double bedroom with wardrobes
- Lounge with fireplace
- Fitted kitchen having hob & oven
- White shower room
- French door opens to patio overlooking garden
- Security intercom/door release system
- Daytime onsite manager
- Communal reception & residents lounge
- Fully equipped laundry room
- Communal parking



**HOME HALL HOUSE, SUTTON COLDFIELD, B72 1RD - OFFERS AROUND £75,000**

This well presented, ground floor retirement apartment, is set in a secure, centrally located, well regarded development, just a short stroll from Sutton Coldfield town centre, where you will find a host of shops, cafes and additional facilities. Complemented by pvc double glazing and having electric radiator heating (both where specified), the property additionally has access to local bus services. Thoughtfully designed for an older purchaser, with features including raised power points, the development offers a communal residents lounge with kitchen area off, having tea and coffee making facilities, additionally there is a laundry room having washing machines and dryers. Furthermore there is a guests suite having bedroom, which can be booked by the house manager for visiting family/friends. The property has communal parking to the fore and rear and is entered via a power assisted, glazed door having side intercom/door release system, opening to a welcoming reception off of which is the house managers office. Council tax band B

**COMMUNAL LOUNGE:** Double glazed windows to fore and side, large sitting area with fireplace, kitchen area enabling residents to make hot or cold drinks.

**INNER HALLWAY:** Having power assisted door to the rear accessing gardens and communal parking area.

**RECEPTION HALL:** Deep storage/cloaks cupboard.

**LOUNGE:** 16' x 10'6" Pvc double glazed window and French door to rear garden, coal effect fire set into a timber surround, matching hearth and mantle, electric radiator.

**FITTED KITCHEN:** 7'1" x 5'4" Single drainer sink unit set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, recess for fridge/freezer.

**DOUBLE BEDROOM:** 12'1" x 8'9" Pvc double glazed window to rear, electric radiator, wide double built-in wardrobe.

**SHOWER ROOM:** Matching suite comprising large, enclosed shower cubicle with glazed splash scree, vanity wash hand basin with base units beneath, low flushing wc, wall heater.

**PATIO:** Set off the lounge, accessing and overlooking attractive communal gardens, having lawn, shrubs and bushes.

**LAUNDRY ROOM:** Set off the communal hallway having double glazed window and door to rear, together with washing machines and dryers.

**RESIDENTS/GUESTS WC:** Set off inner hallway.

**GUESTS SUITE:** Additionally there is an additional guests/visitors suite which can be booked via the house manager, available at a nominal overnight rate.

**OUTSIDE:** Communal gardens to side and rear with shrubs, bushes and lawns.

**COMMUNAL PARKING AREA:** Set to the rear of the development.



**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:** E    **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	73	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Home Hall House, Upper Holland Road



**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.