

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Spacious top floor apartment
- Exceptionally generous lounge/dining room
- Two well proportioned double bedrooms
- Principal bedroom with ensuite shower room
- Fitted breakfast kitchen
- Allocated parking space and communal rear garden
- Walking distance to Wylde Green train station and bus routes
- Close to local shops, amenities and well regarded schools
- Ideal first time purchase, downsize or buy to let investment
- No upward chain



THE GARDENS, WYLDE GREEN, B72 1DX - OFFERS AROUND £235,000

Situated in the highly desirable area of Wylde Green, this superb top floor apartment enjoys an excellent position within walking distance of a wide range of local amenities, including shops, cafés, supermarkets and everyday conveniences. The property is perfectly placed for commuters with Wylde Green Train Station and regular bus routes just a short stroll away, providing excellent transport links into Sutton Coldfield, Birmingham City Centre and beyond. A selection of well regarded local schools are also nearby, making this an ideal location for a variety of purchasers. Offering exceptionally spacious accommodation throughout, this impressive two bedroom apartment is much larger than many similar properties currently available and simply must be viewed internally to be fully appreciated. Beautifully proportioned throughout and benefiting from an ensuite to the principal bedroom, allocated parking, communal gardens and being offered for sale with no upward chain, this is an ideal opportunity for first time buyers, professionals, downsizers or buy-to-let investors. Access is gained via a secure communal entrance door with staircase rising to the top floor.

ENTRANCE HALLWAY: A welcoming entrance hallway with newly fitted carpet, radiator, useful storage cupboard, intercom entry system and doors leading to all accommodation.

LOUNGE/DINING ROOM: 26'0" x 13'2" An outstanding reception room of impressive proportions, flooded with natural light from PVC double glazed windows to both the front and side elevations. Newly fitted carpets continue throughout, whilst two radiators provide comfort. The generous dimensions allow ample space for both lounge and dining furniture, creating an ideal room for everyday living and entertaining.

BREAKFAST KITCHEN: 14'10" x 11'11" A spacious breakfast kitchen fitted with a comprehensive range of matching base and wall units with drawers, complemented by roll-top work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an eye level oven and grill, four-ring gas hob with extractor canopy over, fridge freezer, dishwasher and washing machine. Finished with tiled flooring, part tiled splashbacks and a radiator, the room also offers excellent space for a breakfast table and chairs beneath two PVC double glazed side windows.

BEDROOM ONE: 13'10" x 12'11" Maximum (10'07" Minimum) A generous principal bedroom featuring a PVC double glazed side window, radiator and an excellent range of fitted storage including both double and single wardrobes. The room comfortably accommodates a double bed along with additional bedroom furniture and enjoys the benefit of an ensuite shower room.

ENSUITE SHOWER ROOM: Fitted with an enclosed shower cubicle, low flushing WC, wash hand basin, half tiled walls and a chrome heated towel rail.

BEDROOM TWO: 11'9" x 11'7" Maximum (9'7" Minimum) A further excellent double bedroom with PVC double glazed side window, radiator, fitted wardrobe and ample space for additional bedroom furniture, making it equally suitable as a guest bedroom, home office or nursery.

BATHROOM: Comprising a panelled bath with shower over, low flushing WC, wash hand basin, half tiled walls, radiator and an obscured PVC double glazed side window.

OUTSIDE: The property benefits from one allocated parking space together with access to a well maintained communal rear garden, providing an attractive outdoor space for residents to enjoy.



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 : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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.