

# ACRES

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

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www.acres.co.uk

- Well presented second floor apartment
- Secure communal entrance with lift and stair access
- Dual aspect lounge with balcony
- Breakfast kitchen
- Two double bedrooms with built-in wardrobes
- Bathroom & ensuite
- Electric heating and PVC double glazing
- Allocated under cover parking space
- Sutton High Street location with shops, amenities and transport links
- Internal viewing is highly recommended



**CAVERSHAM PLACE, SUTTON COLDFIELD, B73 6HW - OFFERS AROUND £275,000**

A well presented second floor apartment, ideally located within a secure gated development on Sutton High Street, offering immediate access to a wide range of local amenities, shops, cafés and excellent transport links. The development benefits from lift access, making it suitable for a variety of buyers including professionals, downsizers and investors. The apartment itself is bright and spacious throughout, enjoying dual aspect living accommodation, multiple balconies and generous storage. Further benefits include a secure communal entrance with intercom system and an allocated under cover parking space, providing both comfort and convenience in a highly desirable central location. The property is accessed via a secure communal entrance door, with both stair and ramp access from outside. Within the building there is a lift and staircase providing access to the second floor.

**HALL:** Entered via a stylish wooden entrance door, the large and welcoming hallway features a video intercom system, electric wall heater and space suitable for occasional furniture. There are two useful storage cupboards, one housing the hot water cylinder and the other providing additional storage.

**LOUNGE:** 16'03" x 12'06" A bright and spacious living room benefitting from a PVC double glazed window to the side and PVC double glazed French door opening onto a balcony, with windows to either side creating a dual aspect feel and allowing plenty of natural light. There is an electric wall heater and ample space for lounge furniture.

**BREAKFAST KITCHEN:** 16'05" x 8'08" Fitted with a stainless steel sink and drainer set within roll top work surfaces, complemented by matching base and wall units with drawers. Integrated appliances including an electric oven, electric hob with extractor fan over and an integrated fridge freezer, with space provided for a washing machine. Additional features include tiled splashbacks, tiled flooring and space for a dining table and chairs. A PVC double glazed window to the side provides natural light.

**BEDROOM ONE:** 15'11" max x 13'03" min x 11'04" A generously sized main bedroom with a PVC double glazed window to the front, electric wall heater and built in walk in wardrobe. PVC double glazed French door open onto a Jack and Jill balcony, with a door leading through to the ensuite shower room.

**ENSUITE:** Fitted with an obscure PVC double glazed window to the front, enclosed corner shower, low flushing WC and hand wash basin. Finished with a chrome effect ladder style radiator and half tiled surround.

**BEDROOM TWO:** 11'09" x 10'05" A further well proportioned bedroom featuring PVC double glazed French door opening onto a Jack and Jill balcony with windows to either side, electric wall heater, two built in wardrobes and space for additional bedroom furniture.

**BATHROOM:** 7'05" x 6'03" Comprising a panelled bath with shower over and glass side screen, low flushing WC and hand wash basin. Further benefits include a chrome effect ladder style radiator, half tiled surround and laminate wood effect flooring.

**PARKING:** The property benefits from one allocated under cover parking space located beneath the development.

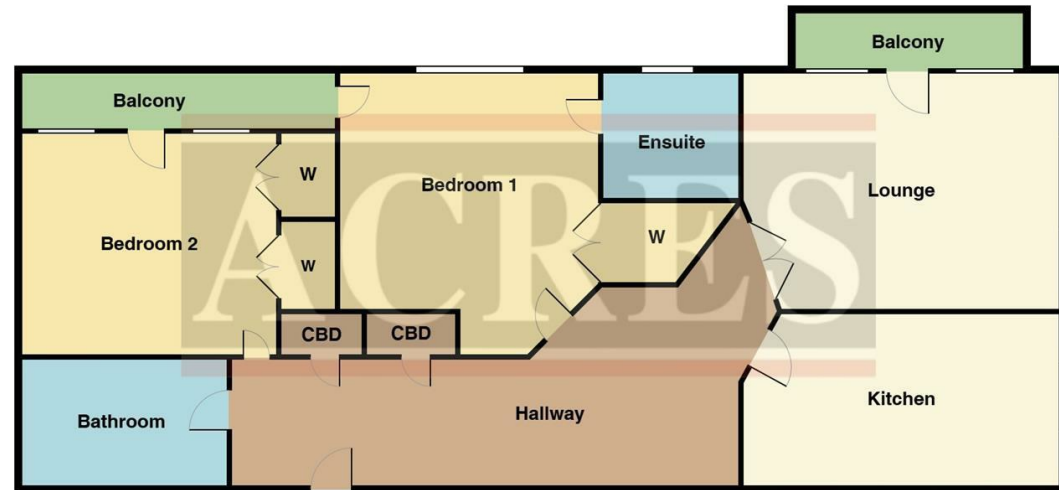


**TENURE:** We have been informed by the vendor that the property is Leasehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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>	80	83
(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>		
<b>England &amp; Wales</b>	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.