

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Two bedrooms
- Ensuite shower room
- Optional bedroom two / fitted dressing room
- Well appointed white bathroom
- Spacious lounge/dining room with Juliet balcony
- Comprehensively fitted kitchen
- Allocated parking & video entry system
- Electric gated driveway to fore
- Set in heart of Sutton Coldfield town centre
- Spacious first floor apartment



CAVERSHAM PLACE, MANOR HILL, B73 6HW - OFFERS OVER £215,000

This delightful, well presented first floor apartment is set in the heart of Sutton Coldfield town centre, thus served locally by an array of shops, restaurants, cafés and further facilities. Excellent public transport facilities are readily available including access to the cross-city rail line, furthermore the property is complimented by the provision of Pvc double glazing and individual room heaters (both where specified). Set within a gated development the property additionally has the security of a video entry system providing peace of mind and security.

Briefly comprising : welcoming reception hall, spacious rear lounge/dining room with feature Juliet balcony, comprehensively fitted kitchen with integrated appliances, bedroom one having ensuite shower room off, bedroom two currently equipped as a dressing room with fitted wardrobes, white bathroom suite, allocated and visitor parking, communal gardens. Viewing is recommended.

Access is gained to the property via a double glazed doorway having side intercom/door release system opening to :

COMMUNAL ENTRANCE HALL: stairs rise to the first floor, double glazed window to the rear, door to

WELCOMING RECEPTION HALL: cloaks cupboard, video entry/door release

LOUNGE/DINING ROOM 17'02" max 11' min 16'04 max 9'04" min : Pvc double glazed windows and French door open to Juliet style balcony, further Pvc double glazed window to side, room heater

FITTED KITCHEN 9' x 6'03": Pvc double glazed window to side, one and a half bowl sink unit set into timber work surfaces, fitted wall and base units, including drawers, integrated fridge, freezer, dishwasher and washing machine, oven and flush fitting hob, tiled splashback

BEDROOM ONE 14' max 10'06" min 11'09" max 9'03" min: Pvc double glazed windows and French door opening to a front facing Juliet balcony, double built in wardrobe, fitted room heater

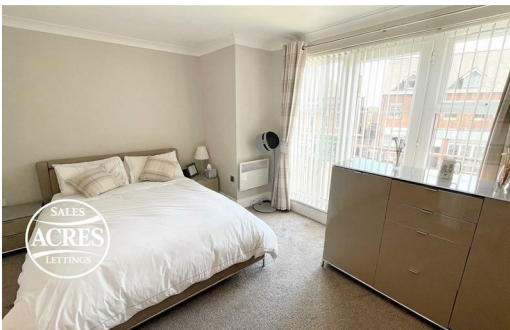
ENSUITE SHOWER ROOM: Matching white suite comprising shower cubicle, vanity wash hand basin with base unit underneath, low flushing Wc, tiled splashback, ladder style radiator

OPTIONAL BEDROOM TWO/FITTED DRESSING ROOM 12'10" x 7'06" to walls x 5'06" to wardrobe: Pvc double glazed window to front, three double fitted wardrobes to full width, fitted dressing table with drawers, room heater

BATHROOM: matching white suite comprising bath with shower over, vanity wash hand basin with base unit beneath, low flushing wc, splash backs, chrome ladder style radiator

ALLOCATED PARKING SPACE: Set to the rear of the property. Additionally, there are visitor parking spaces available


COMMUNAL GARDENS: Having mature trees, shrubs, bushes and walkway

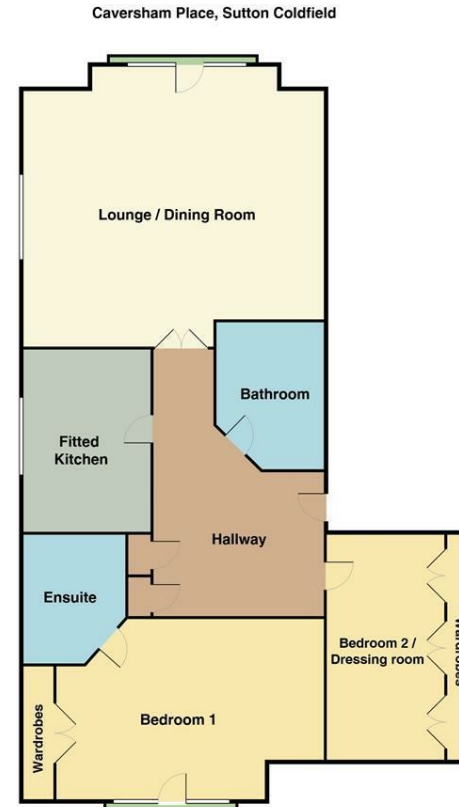


TENURE: We have been informed by the vendor that the property is Leasehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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.