

ACRES

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- Top floor one bedroom apartment
- Open plan lounge with Juliet balcony
- Fitted kitchen
- Generous double bedroom
- Bathroom
- Secure intercom entry system
- Allocated parking space
- Well maintained communal gardens
- Walking distance to Good Hope Hospital, local amenities and transport links
- Ideal purchase for first time buyers, investors or those looking to downsize



RECTORY ROAD, SUTTON COLDFIELD, B75 7SB - OFFERS AROUND £145,000

Situated in a highly convenient residential location, this well presented one bedroom top floor apartment offers an excellent opportunity for first time buyers, investors or those looking to downsize. Ideally positioned within easy reach of Good Hope Hospital, excellent transport links including nearby bus routes and train stations, well regarded local schools and a variety of local shops and amenities, the property provides comfortable, low maintenance living in a sought after setting. The apartment enjoys a bright and spacious layout throughout, featuring a generous open plan living area, a fitted kitchen, a well proportioned double bedroom with fitted wardrobes, a contemporary bathroom and the added benefit of an allocated parking space. With communal gardens and secure intercom access, this attractive home is ready to move straight into and must be viewed to be fully appreciated.

Access is gained via a secure communal entrance with stairs rising to the top floor.

HALL: The apartment is entered through a private front door with an intercom entry system, electric wall heater and useful storage cupboard, with doors leading to the principal accommodation.

LOUNGE: 20'02" x 9'07" A bright and spacious living area featuring aluminium double glazed patio doors opening onto a Juliet balcony, allowing plenty of natural light to fill the room. Wooden effect flooring continues throughout, complemented by ceiling lighting, electric wall heater and an open archway leading into the kitchen, creating an ideal entertaining space.

KITCHEN: 8'10" x 5'08" Fitted with a range of wall and base units incorporating a stainless steel sink with drainer, integrated oven and hob with extractor hood over, integrated fridge/freezer, space and plumbing for a washing machine, complementary work surfaces and wood effect flooring continuing from the lounge.

BEDROOM ONE: 13'11" x 8'04" A generous double bedroom with a PVC double glazed window to the front elevation, built in wardrobes providing excellent storage, electric wall heater and ample space for additional bedroom furniture.

BATHROOM: Comprising a panelled bath with shower over and tiled surround, low flushing WC, hand wash basin with tiled splashback, tiled flooring and complementary fittings.

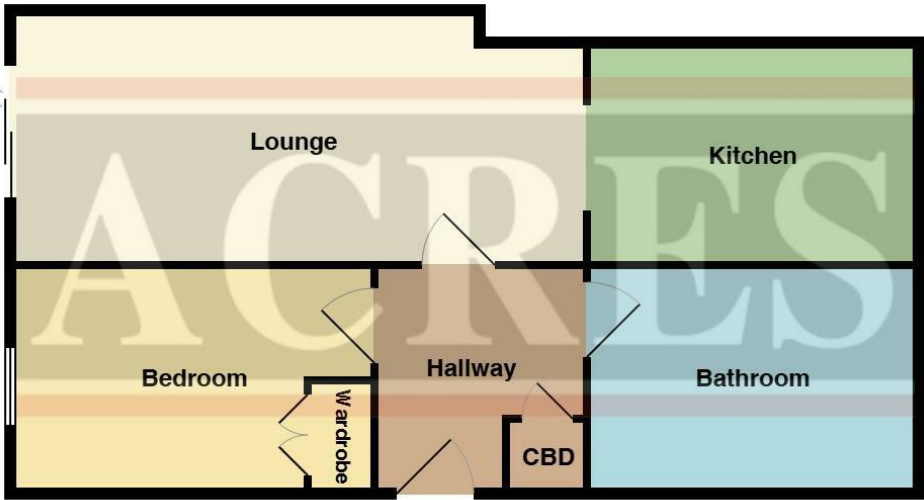
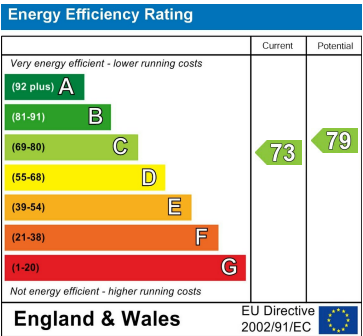
OUTSIDE: The property benefits from one allocated parking space together with well maintained communal gardens to the side of the building, providing pleasant outdoor surroundings for residents.



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 : B

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.