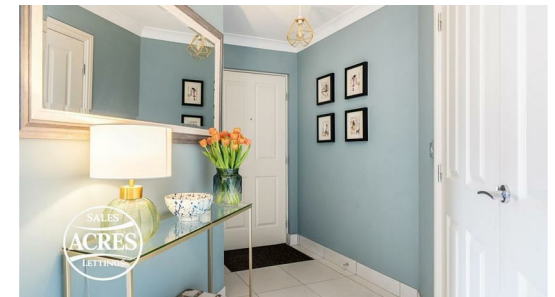


ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk @ www.acres.co.uk

- Impressive top floor apartment
- Close to local amenities, transport links and everyday conveniences
- Generous room proportions
- Open plan lounge/diner/kitchen
- Two excellent sized bedrooms
- Modern bathroom
- Two allocated parking spaces
- No upward chain



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1NA - OFFERS AROUND £255,000

Situated within a modern and well established residential development, this impressive top floor apartment offers spacious and contemporary accommodation ideal for a wide range of buyers including first time purchasers, professionals and downsizers alike. Conveniently positioned close to local amenities, transport links and everyday conveniences, the property combines modern apartment living with practicality and comfort, whilst also benefiting from two allocated parking spaces and secure gated access to the rear. Beautifully presented throughout and ready to move straight into, the apartment boasts generous room proportions, stylish interiors and the added luxury of underfloor heating throughout. The heart of the home is the superb open plan lounge/diner/kitchen, perfect for both relaxing and entertaining, whilst two excellent sized bedrooms and a modern bathroom further enhance the appeal. Offered for sale with no upward chain, this is a fantastic opportunity to acquire a spacious apartment in a sought after location.

ENTRANCE HALL: Access via a communal entrance door with intercom system, steps leading up to the first floor and a further glass door leading through to the apartment. Composite front entrance door leading into the hallway with tiled flooring, underfloor heating, loft access point, intercom system, double doors to storage cupboard and further doors leading to:

OPEN PLAN LOUNGE/DINER/KITCHEN – 20'02" X 18'10"

LOUNGE AREA: Two PVC double glazed windows to front, underfloor heating, space for lounge furniture and open to:

KITCHEN/DINER: Stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers, integrated fridge/freezer, integrated dishwasher, integrated washing machine, oven and four ring gas hob with extractor hood over, underfloor heating and space for dining room furniture.

BEDROOM ONE: 15'06" x 10'10" PVC double glazed window to front, underfloor heating, space for bedroom furniture and open archway leading to dressing area/walk in wardrobe.

BEDROOM TWO: 11'01" x 10'11" PVC double glazed window to front, underfloor heating and space for bedroom furniture.

BATHROOM: 10'01" x 6'05" A modern suite comprising of a panelled bath, enclosed corner shower, low flushing WC and hand wash basin set into vanity unit, tiled flooring, underfloor heating and half tiled surround.

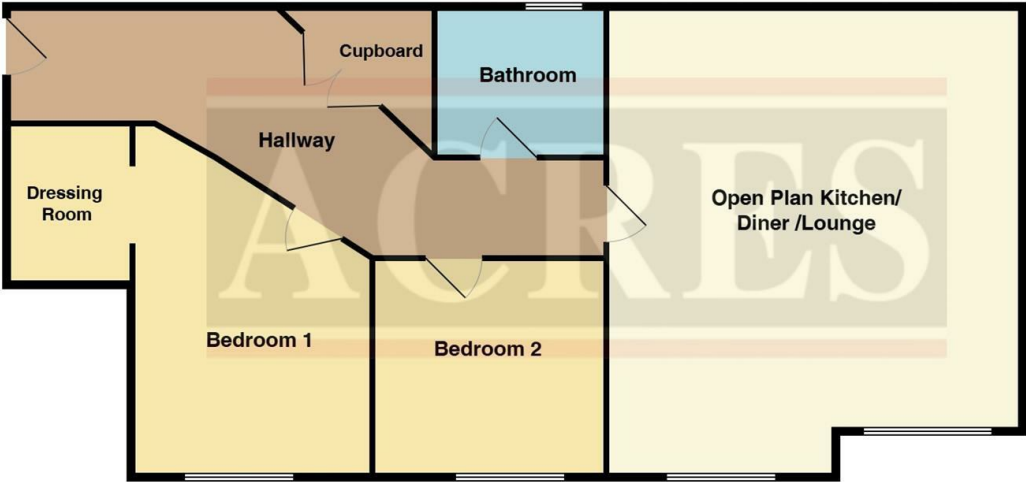
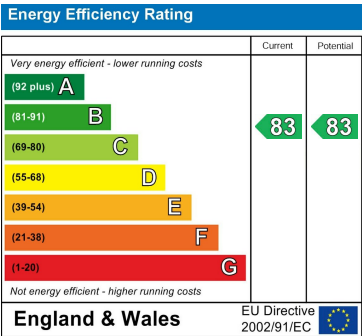
PARKING: The property benefits from two allocated parking spaces, one located to the front and one to the rear behind locked gates. There is also a communal bin store.



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



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.