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




- Ground floor apartment
- Spacious lounge
- Fitted kitchen
- Two well proportioned bedrooms
- Family bathroom & Ensuite
- Private enclosed courtyard garden
- Secure gated allocated parking to the rear
- Intercom entry system
- Viewing is recommended





*BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1LX - OFFERS AROUND £249,500*

Situated on Birmingham Road, this well positioned ground floor apartment enjoys a highly convenient location with excellent access to a wide range of local amenities. The property is ideally placed for nearby shops, cafés and restaurants, along with superb transport links including readily accessible bus routes and nearby train stations, making it ideal for commuters. The area is also well served by reputable schools and offers easy access to nearby parks and green spaces, providing a great balance of convenience and lifestyle. The apartment itself is well presented throughout and offers spacious, well proportioned accommodation. Features include a bright and airy lounge with bay window, a fitted kitchen with integrated appliances, two bedrooms with the principal bedroom benefiting from an ensuite, and a separate bathroom. Externally, the property enjoys a private enclosed courtyard, along with the added advantage of secure gated parking to the rear, providing both privacy and peace of mind.
The property is accessed via a secure communal entrance door with intercom system, leading through to the internal hallways and providing access to the apartment.

ENTRANCE HALL: Entered via a wooden front door, the hallway offers a welcoming space with two useful storage cupboards, a radiator with decorative cover, and doors leading to all principal rooms.

LOUNGE/DINING ROOM: 16'02" max (13'02" min) x 14'04" A spacious and well presented reception room featuring a PVC double glazed box bay window to the front and an additional side window, allowing for ample natural light. The room benefits from two radiators and a feature electric flame effect fire set on a marble hearth with stone effect surround. There is generous space for both lounge and dining furniture.

KITCHEN: 9'01" x 8'09" Fitted with a range of matching base and wall units with wood effect roll top work surfaces incorporating a composite sink and drainer. Additional features include tiled splashbacks and flooring, an integrated eye level oven and grill, four ring gas hob with extractor hood over, integrated fridge freezer, and space for both a washing machine and tumble dryer. A PVC double glazed window is positioned to the side.

BEDROOM ONE:13'05" max (9'07" min) x 9'04" A well proportioned double bedroom with PVC double glazed French doors opening out to the private enclosed courtyard. The room includes a radiator, built in cupboard, fitted wardrobes with dressing table, and access to:

ENSUITE: Comprising an enclosed shower cubicle, low flushing WC, and hand wash basin. Finished with tiled surrounds and a ladder style radiator.

BEDROOM TWO: 10'01" x 9'10" A further good sized bedroom with a PVC double glazed window to the rear, radiator, and built in cupboard/wardrobe.

BATHROOM: Fitted with a panelled bath with shower attachment, separate enclosed walk in shower, low flushing WC, and hand wash basin. Complemented by tiled surround, ladder style radiator, and an obscure PVC double glazed window to the side.

OUTSIDE: The property benefits from a private, enclosed courtyard garden with a paved seating area and planted borders to the sides and rear. A gate provides access to the secure, allocated parking area, which is situated behind locked gates.















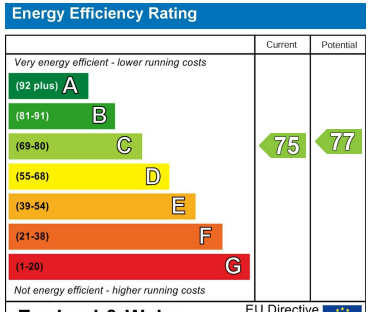
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The Property Ombudsman

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)

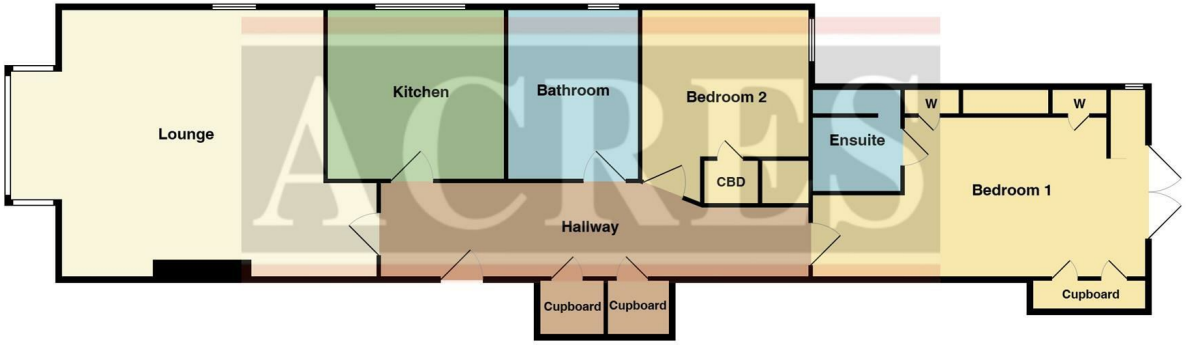
COUNCIL TAX BAND: D COUNCIL:

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 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.