

# ACRES

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

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www.acres.co.uk



- Modern Apartment
- Secure communal entrance
- Spacious lounge/dining room
- Fitted kitchen
- Double bedroom with built in storage
- Contemporary shower room
- Electric heating throughout
- Gated development with allocated parking
- Heart of Sutton Coldfield town centre location
- Ideal for first time buyers, investors or downsizers



**CAVERSHAM PLACE, , B73 6HW - OFFERS OVER £175,000**

Set in the heart of Sutton Coldfield town centre, this well positioned apartment benefits from an exceptionally convenient location with everything right on the doorstep. Sutton Coldfield offers a wide range of amenities including high street shops, cafés, restaurants, bars and leisure facilities, along with excellent transport links via Sutton Coldfield railway station and nearby bus routes. The property is also within easy reach of Sutton Park, one of Europe's largest urban parks, as well as well regarded schools and key road networks providing easy access into Birmingham and surrounding areas. The property itself is a well proportioned and modern one bedroom apartment offering spacious and versatile accommodation throughout. Internally comprising a generous lounge/dining room, fitted kitchen with integrated appliances, a well sized double bedroom with built in storage and a contemporary bathroom, the layout has been designed for comfortable modern living. Further benefits include electric heating, excellent internal storage, secure intercom entry system, gated access and an allocated parking space, making this an ideal purchase for first time buyers, investors or those looking to enjoy town centre living.

Access is gained via a secure communal entrance door with intercom system, with steps leading down to the apartment.

**HALLWAY:** Wooden entrance door leading into the hallway, having an electric radiator, doors to further rooms and double doors opening into a large storage cupboard.

**LOUNGE / DINING ROOM:** 19'01" x 11'11" A spacious lounge/dining area having two PVC double glazed windows to the front with fitted shutters, electric radiator, ample space for both lounge and dining furniture, and an open archway leading through to:

**KITCHEN:** 11'01" x 9'11" (max) / 7'10" (min) Fitted with a stainless steel sink and drainer set into roll top work surfaces, with a range of matching base units, wall units and drawers. Integrated appliances include a fridge freezer, oven and hob with extractor hood over, dishwasher and washing machine. Having laminate flooring, tiled splashbacks and a breakfast bar area providing additional workspace or seating.

**BEDROOM ONE:** 13'10" x 11'04" Having a PVC double glazed window to the front with fitted shutters, electric heater, double doors leading to a built in wardrobe/cupboard, and space for bedroom furniture.

**SHOWER ROOM:** 7'05" x 5'09" A contemporary suite comprising a large walk in shower with glass side screen and tiled surround, low flushing WC and hand wash basin set into a vanity unit with mirrored cabinet above. Under floor heating throughout the room. There is also a door to an airing cupboard and a chrome effect ladder style radiator.

**OUTSIDE:** To the front there is a gated entrance, with one allocated parking space belonging to the apartment along with additional visitor parking. There is also a bin store, and the property is ideally positioned within the heart of the town centre.

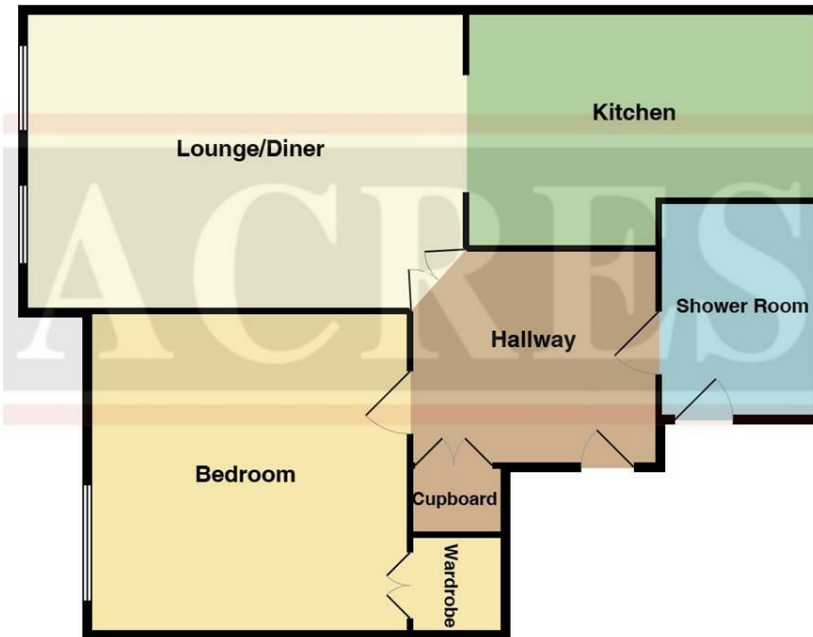


**TENURE:** We have been informed by the vendor that the property is  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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.

