ACRES

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



- One bedroom in a popular Home Hall development
- 97 Years remaining on the lease
- Set within well maintained landscaped communal grounds
- Secure gated access with allocated parking
- Bright open plan living and dining area
- Fitted kitchen
- Generous bedroom with plenty of storage
- Contemporary family shower room
- Excellent location close to Sutton Coldfield town centre





HOMEHALL HOUSE, SUTTON COLDFIELD, B72 1RD - £60,000

Nestled within the highly sought after Home Hall development, this well presented ground floor one bedroom apartment offers refined living in one of Sutton Coldfield's most desirable locations. Set within landscaped communal grounds, the property benefits from secure gated access, allocated parking, and a sense of peace and privacy close to the town centre.

The accommodation includes a welcoming entrance hall, a spacious open plan living and dining area with large feature windows, fitted kitchen with integrated appliances. bedroom is generous in size and served by a contemporary family shower room. Viewing is highly recommended to appreciate the quality and location of this home.

Set back from the road behind a paved path with mature shrubs and bushes to perimeter, access is gained into the block via a secure side intercom/door release system into:

COMMUNAL HALL: Access is provided to Laundrette and communal lounge; a deep corridor leads to the front door of the apartment and opens into:

ENTRANCE HALL: Doors open to a lounge through dining space, bedroom, shower room and storage.

LOUNGE THROUGH DINING ROOM: 18'01" x 10'06" PVC double glazed door with window side opens to a rear patio, space for complete lounge suite and dining table with chairs, electric radiator, door back to entrance hall and access is provided to:

FITTED KITCHEN: 7'04" x 5'04" PVC double glazed window to side, matching wall and base units with integral fridge/freezer and open, roll edge work surfaces with stainless steel sink drainer unit, electric hob having extracted canopy over, tiled splashback access back to lounge/dining room.

BEDROOM: 14'01"x 8'08" PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobe, electric radiator, door back to entrance hall.

SHOWER ROOM: Suite comprising corner shower cubicle with glazed splash screen doors, vanity wash and basin and WC, tiled splashback, door back to entrance hall.

COMMUNAL GARDENS: lawn is provided together with a private patio, mature shrubs and bushes bordering the property, with access being given back into the home via door to lounge/dining room.















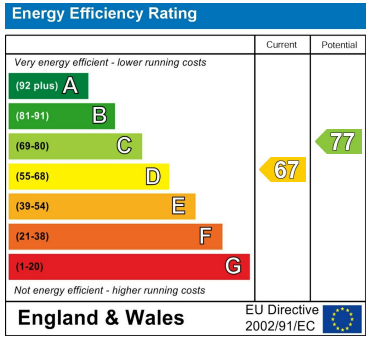
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

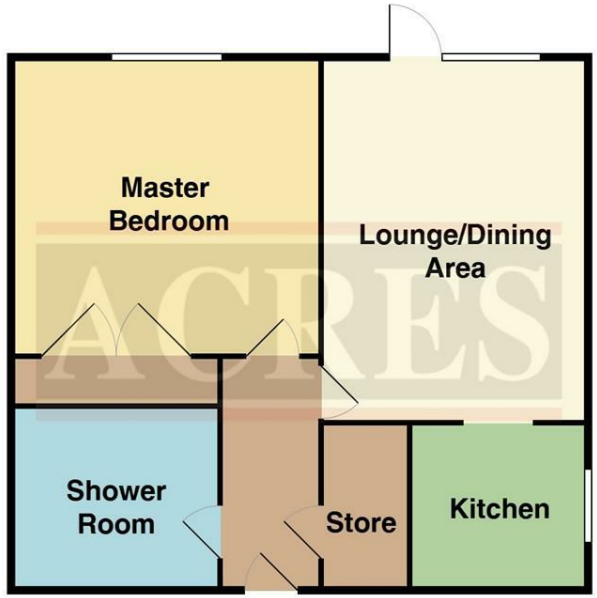
COUNCIL TAX BAND: B COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101





Homehall House, Upper Holland Road, B72 1RD



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.