ACRES

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

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- Spacious and well presented top floor apartment
- Secure communal entrance
- Generous lounge
- Fitted kitchen/dining room
- Two well proportioned bedrooms
- Separate family bathroom
- Allocated parking space included
- Conveniently located for local amenities and transport links
- Internal viewing is highly recommended

TUDOR WAY, SUTTON COLDFIELD, B72 1LP - OFFERS AROUND £215,000

Situated within a well maintained development, this spacious top floor apartment offers stylish and generously proportioned accommodation throughout, ideal for first time buyers, professionals or those looking to downsize without compromise. Boasting an impressive layout with large windows allowing plenty of natural light to flood through, the property combines modern practicality with comfortable living, all complemented by secure communal access and allocated parking. The apartment features a substantial lounge, a fitted dining kitchen, two excellent bedrooms including a spacious principal suite with Juliet balcony and ensuite shower room, together with a separate family bathroom. Conveniently positioned for local amenities, transport links and everyday conveniences, this well presented apartment is ready for immediate occupation and offers an excellent opportunity for a range of buyers.

ENTRANCE: Access via a communal entrance door with intercom system and stairs leading up to the top floor apartment.

HALLWAY: Multi-locking front entrance door, telephone intercom system with camera, radiator with cover, storage cupboard and further doors leading to:

LOUNGE: 18'06" x 15'00" Two PVC double glazed windows to front with fitted shutters and one PVC double glazed window to side with fitted shutters, two radiators, wall mounted electric fire and ample space for lounge furniture.

KITCHEN/DINER: 17'05" x 9'02" Two PVC double glazed windows to front, stainless steel sink and drainer set into roll top work surfaces with matching base units, wall units and drawers, integrated oven and hob with extractor hood over, integrated dishwasher, plumbing for washing machine, space for fridge freezer, tiled splashback, radiator and ample space for dining table and chairs.

BEDROOM ONE: 19'04" max / 15'01" min x 11'09" PVC double glazed French doors to rear opening onto a Juliet balcony with additional PVC double glazed windows to both sides, fitted double wardrobes, radiator, ample space for bedroom furniture and door leading into:

ENSUITE: Obscure PVC double glazed window to side, enclosed corner shower cubicle, low flushing WC, hand wash basin set into vanity unit, tiled flooring, tiled surround and ladder-style radiator.

BEDROOM TWO: 12'07" x 8'11" PVC double glazed window to rear, fitted wardrobes, radiator and space for bedroom furniture.

BATHROOM: White suite comprising panelled bath with shower attachment, low flushing WC, hand wash basin, radiator and half tiled surround.

OUTSIDE: The property benefits from one allocated parking space.

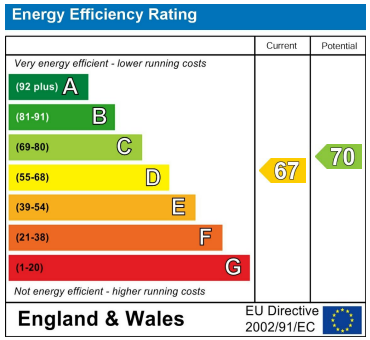
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

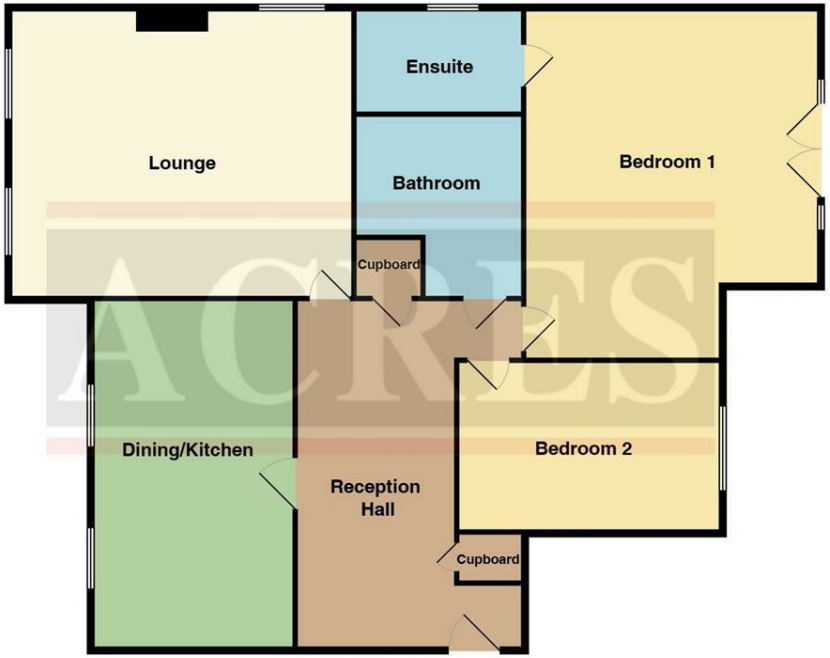
The Property Ombudsman

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 : 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.