ACRES

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

- NO CHAIN
- Well presented first floor flat
- Within walking distance to Sutton Park, local shops and amenities
- Excellent transport links
- Secure communal entrance
- Spacious open plan lounge and kitchen
- Modern fitted kitchen
- Two well proportioned bedrooms
- Well maintained communal gardens
- Internal viewing is recommended

MEDWAY COURT, GARRARD GARDENS, B73 6DT - OFFERS AROUND £187,500

Occupying a sought after position in the heart of Sutton Coldfield, this well presented first floor flat offers superb convenience, being just a short walk from local shops, amenities and the train station, providing excellent transport links. The property is also ideally located within walking distance of Sutton Park, one of Europe's largest urban parks, perfect for leisure walks and outdoor activities.
The apartment itself is thoughtfully laid out and well maintained throughout, offering spacious and modern accommodation with an open plan living arrangement, two well proportioned bedrooms and a shower room. Ideal for first time buyers, downsizers or investors alike, the property combines practicality with comfort in a highly desirable location.
Access is gained via a secure communal entrance door with intercom system, with stairs leading up to the first floor.

HALLWAY: A welcoming hallway having a multi locking front door with letterbox, electric smart heater, double doors to a useful storage cupboard and further doors leading to:

OPEN PLAN LOUNGE / KITCHEN

LOUNGE AREA: 16'00" x 11'11" A bright and spacious living area featuring a large PVC double glazed window to the front, electric smart heater and ample space for lounge furniture, open through to:

KITCHEN AREA: 9'08" max x 7'09" min x 8'05" Fitted with a range of wall and base units with drawers, complemented by wood effect work surfaces incorporating a sink and drainer unit. Integrated oven and hob with extractor hood over, space for washing machine, tumble dryer and fridge freezer, PVC double glazed window to the rear and laminate flooring.

BEDROOM ONE: 12'10" max x 10'11" min x 12'01" A well proportioned double bedroom with PVC double glazed window to the front, electric smart heater and built in wardrobe.

BEDROOM TWO: 11'01" x 8'05" A good sized second bedroom with PVC double glazed window to the rear, electric smart heater and space for bedroom furniture.

BATHROOM: 8'05" x 6'05" Comprising an enclosed corner shower, low flushing WC and hand wash basin set within a vanity unit. Having an obscure PVC double glazed window to the rear, half tiled walls, laminate flooring, chrome effect ladder style radiator and door to airing cupboard.

OUTSIDE: The property benefits from well maintained communal gardens, providing a pleasant outdoor space for residents to enjoy. To the rear, the gardens offer a good degree of privacy, creating a secluded setting. In addition, there is allocated and/or communal parking available, offering convenience for residents and visitors alike.

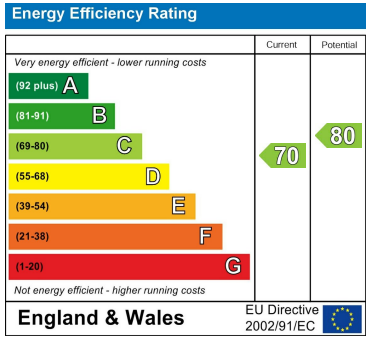
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



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.