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



- Well Presented Top Floor Apartment
- Short walking distance to Sutton Park & Sutton Coldfield town centre
- Close to excellent transport links including Sutton Railway Station
- Spacious lounge/dining room
- Fitted kitchen
- Two well proportioned bedrooms
- Ample parking to the rear
- Extended lease
- No Onward Chain
- Internal Viewing is Highly Recommended





PARK ROAD, SUTTON COLDFIELD, B73 6BY - OFFERS OVER £180,000

A well presented two bedroom top floor apartment, ideally situated in Sutton Coldfield, offering an excellent opportunity for first time buyers, investors or those looking for a convenient town centre lifestyle. The property is positioned within easy walking distance of Sutton Coldfield town centre, providing access to a wide range of shops, cafés, restaurants and everyday amenities, whilst excellent transport links are also readily accessible with Sutton railway station a short walk away. The apartment is within a minute's walk of Sutton Park Town Gate entrance and provides an abundance of open green space, woodland and leisure facilities, making this an appealing location for those looking to combine convenient town living with access to the outdoors. The apartment is offered with no upward chain and is ready to move into, having benefited from a newly fitted modern front entrance door. Occupying the top floor, the property provides well proportioned accommodation comprising a welcoming entrance hallway, a spacious lounge/dining room, fitted kitchen with useful pantry style cupboard, two bedrooms and a bathroom. Externally, the property benefits from ample communal parking to the rear, whilst communal gardens provide access to the front entrance from Park Road. The combination of its generous accommodation, convenient location and no chain position makes this a property worthy of closer inspection.

COMMUNAL ENTRANCE: Accessed via a communal entrance door to the front with intercom entry system. There is a further communal door to the rear providing access to the communal parking area, with stairs leading to the top floor apartment.

ENTRANCE HALLWAY: Accessed via a newly fitted modern front entrance door with letterbox and intercom system. Doors lead off to the various rooms, together with a useful storage cupboard.

LIVING ROOM / DINING ROOM: 18'9" x 12'0" (5.72m x 3.66m) A generously proportioned reception room providing ample space for both lounge and dining furniture. Having PVC double glazed window to the front elevation, laminate flooring and an obscure glazed partition with door leading through towards the kitchen.

KITCHEN: 7'10" x 8'6" (2.39m x 2.59m) Fitted with a range of matching base units and drawers set beneath roll top work surfaces incorporating a stainless steel sink and drainer. Having fitted oven and hob with extractor hood over, tiled splashbacks, laminate flooring and recess for fridge freezer. PVC double glazed window to the rear elevation. Door leads to a useful pantry style cupboard providing additional storage together with space and plumbing for a washing machine.

BEDROOM ONE: 16'09" max x 14'08" min x 11'11" (5.11 m max × 4.47 m min × 3.63 m) A spacious principal bedroom having PVC double glazed window to the front elevation, built in wardrobe and ample space for a range of bedroom furniture.

BEDROOM TWO: 11'0" x 8'5" (3.35m x 2.57m) Having PVC double glazed window to the rear elevation and space for bedroom furniture.

BATHROOM: Fitted with a white suite comprising panelled bath with electric shower over, low flushing WC and hand wash basin. The room benefits from a half tiled surround, useful storage cupboard and obscure PVC double glazed window to the rear elevation.

OUTSIDE: The property benefits from well maintained communal gardens, ample parking to the rear, and convenient off road parking.

NO UPWARD CHAIN: The property is offered for sale with no upward chain and is ready to move into, providing an excellent opportunity for a purchaser looking for a well located apartment within easy reach of Sutton Coldfield town centre, transport links and Sutton Park.















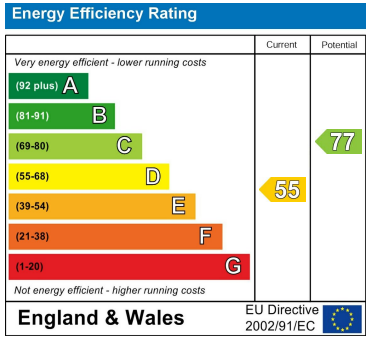
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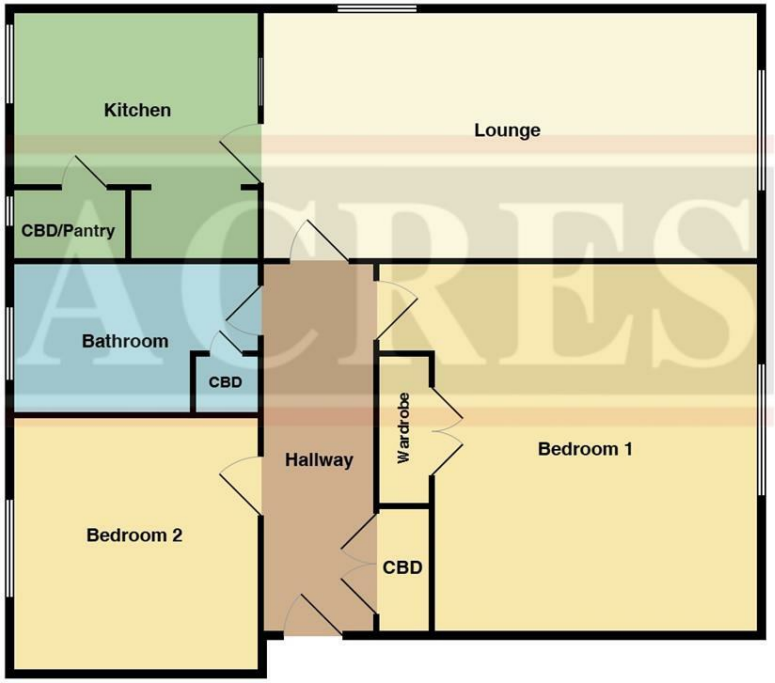
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.