

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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www.acres.co.uk

- Well presented top floor apartment in a popular residential location
- Secure communal entrance
- Spacious lounge/dining room
- Fitted kitchen
- Two Bedrooms
- Contemporary bathroom plus separate WC
- Attractive communal garden
- Garage, and communal parking
- Internal viewing is highly recommended.



**KENELM ROAD, SUTTON COLDFIELD, B73 6HD - OFFERS AROUND £200,000**

A superbly located two bedroom top floor apartment, positioned within a highly sought after residential development close to an excellent range of local amenities. Kenelm Court is accessed from Kenelm Road, just off Manor Hill, Sutton Coldfield, placing the property within easy reach of Sutton Coldfield town centre with its array of shops, restaurants, bars, and transport links.

The accommodation briefly comprises a communal entrance leading to the apartment, hallway with useful storage cupboard, well appointed bathroom with separate W.C, spacious living room/dining room, fitted kitchen and two generously sized bedrooms.

Externally, the property benefits from well maintained communal grounds and a garage located in a separate block. Additional features include double glazing and electric heating, making this an excellent opportunity for first time buyers, investors or those seeking a low maintenance home in a prime location.

Accessed via a secure communal entrance with an intercom system, this well-presented top floor apartment is reached by stairs leading to all floors.

**HALLWAY:** Entered through a multi locking entrance door, the hallway features an intercom system, electric heater, access to a useful storage cupboard and further doors leading to all principal rooms.

**LOUNG/ DINING ROOM:** 20'01" x 13'02" A bright and spacious dual-purpose living area offering ample space for both lounge and dining furniture. Two PVC double glazed windows overlook the rear aspect, complemented by wooden flooring throughout and two electric heaters.

**KITCHEN:** 11'00" x 8'09" A well equipped kitchen fitted with a stainless-steel one and a half bowl sink and drainer set within marble effect work surfaces, matching base and wall units, and drawers. Space for a fridge freezer, washing machine and tumble dryer, along with an integrated oven, hob, dishwasher and marble splashbacks. PVC double glazed window to the side and tiled flooring completes the room.

**BEDROOM ONE:** 15'11" x 8'11" A well proportioned double bedroom with a PVC double glazed rear window, fitted wardrobe with sliding doors, electric heater and space for additional freestanding bedroom furniture.

**BEDROOM TWO:** 12'11" x 9'03" A second excellent bedroom featuring a PVC double glazed window to the rear, fitted wardrobe with sliding doors, electric heater and ample space for freestanding furniture.

**BATHROOM:** Fitted with a white suite including a panelled bath with shower over and glass side screen, hand wash basin set within a floating vanity unit, tiled surround, tiled flooring and a door to the airing cupboard.

**SEPARATE WC:** Comprising a low flushing WC, tiled surround and tiled flooring.

**COMMUNAL GARDEN:** Attractive communal gardens offering a lawned area with mature trees and shrubs for privacy, along with space for seating.

**GARAGE AND PARKING:** The property benefits from a garage located in a separate block (Please check the suitability of this garage for your own vehicle)



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 : C

VIEWING: Highly recommended via Acres on 0121 321 2101

| Energy Efficiency Rating                    |              |                                                                                   |
|---------------------------------------------|--------------|-----------------------------------------------------------------------------------|
|                                             | Current      | Potential                                                                         |
| Very energy efficient - lower running costs |              |                                                                                   |
| (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>                             |              |                                                                                   |
| Not energy efficient - higher running costs |              |                                                                                   |
| England & Wales                             |              |                                                                                   |
|                                             | 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 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.