

ACRES

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

@ www.acres.co.uk

- Spacious & well presented top floor apartment
- Walking distance to Sutton Park, Railway Station & Wyndley Leisure Centre
- Close to Sutton Coldfield town centre & amenities
- Large open plan lounge, dining & snug
- Spacious breakfast kitchen
- Two generous double bedrooms
- Newly fitted ensuite & contemporary family bathroom
- Underfloor heating & PVC double glazing (where specified)
- Two allocated secure underground parking spaces
- Internal viewing is highly recommended



CLIFTON ROAD, SUTTON COLDFIELD, B73 6EN - ASKING PRICE £475,000

Ideally situated within easy walking distance of Sutton Park, Wyndley Leisure Centre, the Railway Station, Sutton Coldfield town centre, this generously proportioned top floor apartment offers an excellent combination of space, comfort and convenience. The property is ideally suited to those looking for a modern and low maintenance home, whilst still benefiting from generously sized accommodation and excellent local amenities. Sutton Park provides a wonderful open space for walking, running and leisure activities, whilst Wyndley Leisure Centre is also close by and Sutton Coldfield town centre offers a comprehensive range of shops, restaurants, bars and everyday amenities, together with excellent transport links. The apartment itself is beautifully presented throughout and offers particularly spacious accommodation, including a large open plan lounge, dining and snug area, breakfast kitchen, two generous bedrooms, ensuite facilities and a contemporary family bathroom. The top floor position provides a quiet and private setting, whilst the property further benefits from underfloor heating, PVC double glazing with fitted shutters and excellent storage. A major advantage is the provision of two allocated underground parking spaces, located within a secure gated parking area beneath the building, with direct lift access providing convenient access back to the apartment.

COMMUNAL ENTRANCE: Accessed via a communal entrance door with intercom entry system, with stairs and lift providing access to the top floor. The apartment entrance opens into:

RECEPTION HALLWAY: Featuring a further intercom system, underfloor heating and attractive wood effect laminate flooring. There is a useful storage cupboard and doors leading off to the principal rooms, together with double doors opening into the spacious open plan lounge, dining and snug area.

OPEN PLAN LOUNGE, DINING & SNUG: 22' 0" max x 24' 5" max (11' 8" min x 12' 3" min) A superbly proportioned and versatile living space, offering ample room for separate lounge, dining and snug areas. The room benefits from a PVC double glazed window to the front elevation with fitted shutters, attractive wood effect laminate flooring and underfloor heating. There is excellent space for a range of lounge, dining and occasional furniture, making this an ideal room for both entertaining and everyday family living. Double doors open back through to the reception hallway, creating a wonderful sense of openness between the entrance and main living accommodation.

BREAKFAST KITCHEN: 17' 9" max x 14' 8" min x 14' 11" A spacious and well appointed breakfast kitchen with a PVC double glazed window to the front elevation with fitted shutters. The kitchen is fitted with an excellent range of matching base and wall units and drawers, complemented by marble work surfaces incorporating a porcelain sink and drainer. Integrated appliances include an eye level oven, induction hob with extractor hood over, dishwasher, washing machine and fridge freezer. The room further benefits from attractive vinyl flooring with underfloor heating and provides ample space for a breakfast table and chairs, creating a practical and sociable space for everyday dining.

BEDROOM ONE: 16' 10" max x 13' 8" x 13' 5" A substantial principal bedroom with a PVC double glazed window to the rear elevation with fitted shutters. The room benefits from underfloor heating, wood effect laminate flooring and an excellent range of fitted wardrobes, dressing table and drawers, providing generous built in storage and leaving ample space for further bedroom furniture. A door leads to:

ENSUITE: Newly fitted contemporary ensuite comprising a walk in shower with glazed side screen, low flushing WC and hand wash basin set within a contemporary floating vanity unit. The room has a tiled surround, tiled flooring and heated towel rail.

BEDROOM TWO: 18' 1" max x 11' 11" x 13' 5" A further excellent sized double bedroom with PVC double glazed window to the rear elevation with fitted shutters. Having underfloor heating, wood effect laminate flooring, fitted wardrobes and drawers, together with ample space for additional bedroom furniture.

BATHROOM: A contemporary bathroom comprising a panelled bath with shower over, low flushing WC and hand wash basin set within a modern floating vanity unit. The bathroom has a tiled surround, laminate flooring and heated towel rail.

SECURE UNDERGROUND PARKING: A particularly attractive feature of the property is the provision of two allocated parking spaces within the secure underground parking area situated beneath the building. Access is via a secure gated entrance, with a further secure door providing access into the underground parking area. From here, there is direct access to the lift, which provides convenient access to the top floor apartment. The secure underground parking offers excellent peace of mind and convenience, particularly during poor weather, whilst the two allocated spaces provide valuable off road parking for residents and their visitors.



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

COUNCIL TAX BAND : F COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.