



- Well presented second floor apartment
- Spacious lounge/dining room
- Private balcony
- Modern fitted breakfast kitchen
- Useful separate utility room
- Two bedrooms with fitted wardrobes
- Stylish contemporary bathroom
- Communal parking and gardens
- Garage included
- Internal viewing is recommended



BANNERS GATE ROAD, , B73 6RT - OFFERS AROUND £225,000

Nestled in a sought after residential location, this well presented second floor apartment offers generous and thoughtfully designed accommodation that is ideal for a wide range of buyers, including first time purchasers, downsizers, and professionals alike. The property enjoys a superb position within easy reach of Sutton Park, providing miles of beautiful parkland, walking routes, and outdoor leisure opportunities, while also benefiting from excellent access to local shops, restaurants, and transport connections. The apartment itself is ready to move into, having been maintained to a high standard throughout. Offering spacious room proportions, modern fittings, a private balcony, useful utility space, communal gardens, parking, and a garage, this is a fantastic opportunity to acquire a stylish home in a convenient and highly regarded area.

Access is gained via a secure communal entrance door with intercom system, leading to the staircase rising to the second floor apartment.

HALL: Upon entering, a secure front entrance door opens into a welcoming hallway with warm air heating, useful storage cupboards, and doors leading to the principal rooms.

LOUNGE / DINING ROOM: 20'04" x 12'05" A superbly sized reception room featuring PVC double glazed patio doors opening onto a private balcony, warm air heating, and ample space for both lounge and dining furniture, creating an excellent environment for relaxing and entertaining.

BALCONY: A lovely outdoor space ideal for seating, enjoying a morning coffee, and displaying potted plants.

BREAKFAST KITCHEN: 10'10" x 10'05" Fitted with a PVC double glazed window to the front, a stainless steel sink and drainer set into decorative work surfaces, matching base and wall units with drawers, integrated double oven, electric hob with extractor hood over, integrated dishwasher, and integrated fridge freezer. A separate breakfast bar area provides comfortable casual seating.

UTILITY ROOM: Having an obscure PVC double glazed window to the rear, a convenient rubbish chute, space for a washer/dryer, and additional storage space.

BEDROOM ONE: 14'01" max / 13'01" min x 10'05" A spacious double bedroom with a PVC double glazed window to the rear, warm air heating, fitted double wardrobes, and plenty of room for additional bedroom furniture.

BEDROOM TWO: 10'01" x 9'01" A well proportioned second bedroom featuring a PVC double glazed window to the rear, warm air heating, built in wardrobes, and space for bedroom furniture.

BATHROOM: Beautifully appointed with a contemporary suite comprising a P shaped panelled bath with shower over and glass side screen, low flushing WC, hand wash basin set within a floating vanity unit, tiled walls, tiled flooring, and warm air heating.

SEPARATE WC: Fitted with a low flushing WC, hand wash basin set within a vanity unit, and tiled flooring.

OUTSIDE: The development benefits from communal parking to the rear along with attractive communal garden areas for residents to enjoy.

GARAGE: Further enhancing the property is a single garage with an up and over door, providing excellent storage space or additional parking.



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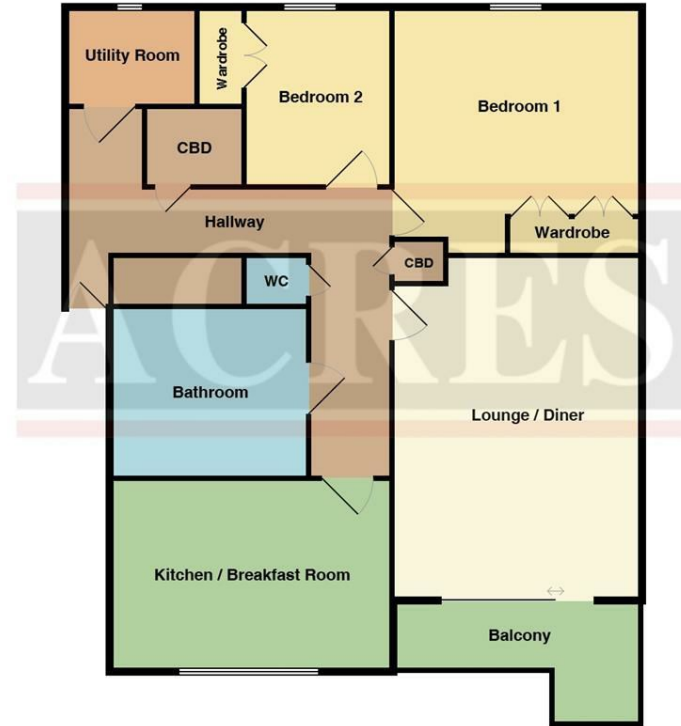


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **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.

