

ACRES

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

@ www.acres.co.uk

- No Chain
- Spacious Three Bedroom Ground Floor Apartment
- Prime Sutton Coldfield Town Centre Location
- Just a Short Walk to Sutton Park
- Generous Lounge
- Well Appointed Breakfast Kitchen
- Private Garage
- Well Maintained Communal Gardens
- Ideal for First-Time Buyers, Downsizers or Investors
- Excellent Transport Links and Local Amenities Nearby



MULROY ROAD, SUTTON COLDFIELD, B74 2PZ - OFFERS AROUND £240,000

Situated in the heart of the prestigious Royal Town of Sutton Coldfield, this spacious and well presented ground floor apartment enjoys an exceptional location just a short stroll from the beautiful Sutton Park, offering over 2,400 acres of stunning natural parkland, woodland walks and lakes. Sutton Coldfield town centre is also within easy walking distance, providing an excellent selection of shops, restaurants, cafés, supermarkets and leisure facilities. The property is perfectly positioned for commuters, with excellent public transport links including nearby bus routes and Sutton Coldfield railway station offering direct services into Birmingham City Centre and beyond.

Ideal for first time buyers, professionals, downsizers or investors alike, this generously proportioned apartment benefits from well planned accommodation throughout, offering three versatile bedrooms, a spacious lounge with French doors opening onto the communal grounds, a fitted breakfast kitchen, communal gardens, residents' parking and the added advantage of a private garage. Combining generous living space with a highly desirable location, this superb home presents an excellent opportunity to enjoy convenient, low maintenance living in one of Sutton Coldfield's most sought after areas.

Accessed via a secure communal entrance leading to the ground floor apartment.

HALL: Composite front entrance door opening into a welcoming hallway with a useful storage cupboard featuring sliding mirrored doors and further doors leading to the accommodation.

BREAKFAST KITCHEN: 12'09" max x 11'04" max (3.89m max x 3.35m max) narrowing to 8'08" x 5'01" (2.64m x 1.55m) PVC double glazed window to the front, stainless steel sink and drainer inset into roll top work surfaces with a range of matching base units, wall cupboards and drawers, integrated oven with four ring hob and extractor hood over, space for under counter appliances, complementary half tiled splashbacks, breakfast bar providing additional seating and preparation space, radiator.

LOUNGE: 18'02" x 11'06" (5.54m x 3.51m) A spacious and bright principal reception room featuring a PVC double glazed window to the rear together with PVC double glazed French doors opening onto the communal gardens, complemented by an additional PVC double glazed side window allowing an abundance of natural light. Radiator, generous space for lounge furniture and an ideal room for relaxing or entertaining.

INNER HALLWAY: Providing access to the bedroom accommodation and bathroom, with double doors opening to a generous walk in storage/pantry cupboard, ideal for household storage.

BEDROOM ONE: 13'04" x 11'07" (4.06m x 3.53m) PVC double glazed window to the front, radiator and a range of double fitted wardrobes with part mirrored sliding doors providing excellent built in storage.

BEDROOM TWO: 12'01" max x 11'06" (3.68m max x 3.51m) narrowing to 10'02" (3.10m) PVC double glazed window to the rear, radiator and double fitted wardrobes offering ample storage.

BEDROOM THREE / HOME OFFICE: 8'03" x 8'03" (2.51m x 2.51m) PVC double glazed window to the rear, radiator and a versatile room ideal as a third bedroom, nursery, dressing room or home office for those working remotely.

BATHROOM: Obscure PVC double glazed window to the front, panelled bath with shower fitted over, low flushing WC, hand wash basin set into a recessed wall area, fully tiled surround, chrome effect ladder style heated towel rail.

OUTSIDE: The property enjoys access to well maintained communal gardens providing attractive outdoor space for residents, together with communal parking for convenience.

GARAGE: A private garage with up and over door, providing excellent storage space or secure parking for a vehicle. (subject to size)



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: C **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	75	78
(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 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.