

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Top floor apartment
- Spacious lounge/dining room
- Fitted kitchen
- Two well proportioned bedrooms
- Bathroom
- Secure communal entrance
- Electric gated development
- Allocated parking space
- Well maintained communal gardens
- No Chain



REDDICAP HEATH ROAD, SUTTON COLDFIELD, B75 7DX - £165,000

Positioned in a desirable location within Sutton Coldfield, this well presented two bedroom top floor apartment offers convenient access to a range of local shops, amenities, and excellent transport links, making it ideal for both first time buyers and investors alike. The property is also within easy reach of nearby green spaces and well regarded schools, enhancing its appeal for a variety of purchasers. Situated within a secure, gated development, the apartment benefits from spacious and well proportioned accommodation throughout, including a generous lounge/dining area, fitted kitchen, two double bedrooms, and a family bathroom. With added benefits such as allocated parking, communal gardens, and useful eaves storage, this property combines practicality with comfortable modern living.

Access is gained via a secure communal entrance door with stairs leading to the top floor apartment.

HALLWAY: Multi locking front door, radiator, door to storage cupboard and further doors leading to:

LOUNGE / DINING ROOM: 18'07" max x 9'05" min x 15'10" max x 6'04" min Three PVC double glazed windows to the rear, two radiators, gas coal effect fire with surround, ample space for both lounge and dining furniture, and open access to:

KITCHEN: 8'10" x 6'02" Fitted with a stainless steel sink and drainer set into roll top work surfaces, with matching base and wall units and drawers. Integrated oven with four ring gas hob and extractor hood over, space for washing machine, space for under counter fridge, and tiled splashbacks.

BEDROOM ONE: 12'06" x 11'00" Double glazed skylight to the front, radiator, door to eaves storage and space for bedroom furniture.

BEDROOM TWO: 11'00" x 9'08" Double glazed skylight to the front, radiator, door to eaves storage cupboard and space for bedroom furniture.

BATHROOM: Obscure PVC double glazed window to the side, panelled bath with shower over and tiled surround, low flushing WC, hand wash basin and radiator.

OUTSIDE: The property benefits from well maintained communal garden areas, one allocated parking space, a bin store, and is accessed via an electric gated entrance.

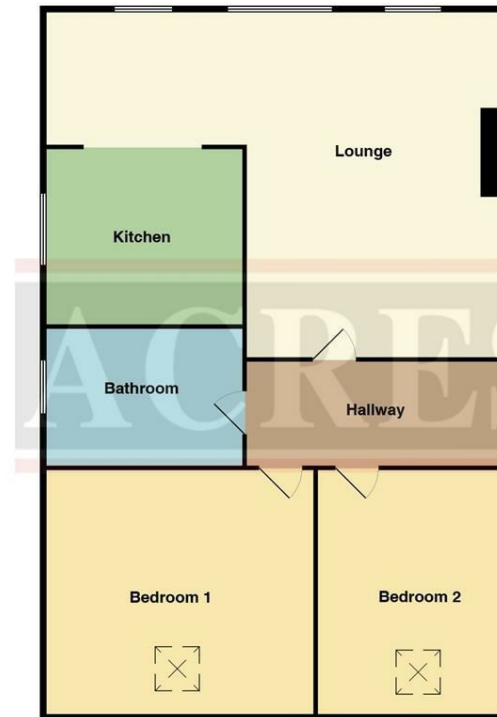


TENURE: We have been informed by the vendor that the property is
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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) A			
(81-91) B			
(69-80) C	76	76	
(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 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.