

ACRES

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

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www.acres.co.uk



- Top floor apartment
- Situated on sought after Birmingham Road
- Spacious lounge/dining room
- Fitted kitchen
- Generous double bedroom
- Contemporary bathroom
- Secure communal entrance with intercom system
- Communal gardens with resident and visitor parking
- Internal viewing is highly recommended



145, BALMORAL HOUSE, SUTTON COLDFIELD, B72 1LX - £170,000

Situated on Birmingham Road, this well presented top floor apartment forms part of a well established and well maintained development, ideally positioned for convenient access to a range of local shops, amenities, and excellent transport links. The location offers a perfect balance of accessibility and lifestyle, making it an ideal choice for first time buyers, downsizers, or investors alike. The property itself offers spacious and thoughtfully arranged accommodation, benefiting from an abundance of natural light throughout. With well proportioned rooms, useful built in storage, and a secure communal setting, this apartment provides comfortable and practical living in a highly sought after and convenient location. Accessed via a secure communal entrance door with intercom system, stairs rise to the top floor apartment.

HALL: A multi locking front door opens into a welcoming hallway having laminate flooring, a radiator, intercom telephone system, a useful storage cupboard, and an impressive built in triple wardrobe with mirrored sliding doors, providing excellent additional storage. Doors lead off to all accommodation.

LOUNGE/DINING ROOM: (20'02" x 13'01" max, 11'10" min) A spacious and versatile living area benefitting from a PVC double glazed window to the front with fitted blinds and a double glazed skylight to the side, allowing for plenty of natural light. The room features two radiators, laminate flooring, built in storage with mirrored doors, additional eaves storage, and an attractive electric log burner wall fire, with ample space for both lounge and dining furniture.

KITCHEN: (9'00" x 8'02") Fitted with a double glazed skylight to the side, the kitchen comprises a stainless steel one and a half sink and drainer set into roll top work surfaces, with a range of matching base and wall units, and drawers. Integrated appliances include a dishwasher, washing machine, fridge freezer, oven and hob with extractor hood over. The space is complemented by tiled splashbacks and tiled flooring.

BEDROOM ONE: (14'03" max, 9'04" min x 9'09") A well proportioned double bedroom featuring a PVC double glazed window to the rear with fitted blinds, two radiators, and laminate flooring. The room benefits from built in wardrobes and additional storage into the eaves.

BATHROOM: Comprising a white suite including a panelled bath with shower over and glass side screen, low flushing WC, hand wash basin set within a vanity unit, and bidet. The bathroom is finished with tiled walls, tiled flooring, and a ladder style radiator.

OUTSIDE: The property benefits from well maintained communal lawned gardens, along with allocated and visitor parking, all set within a secure development.

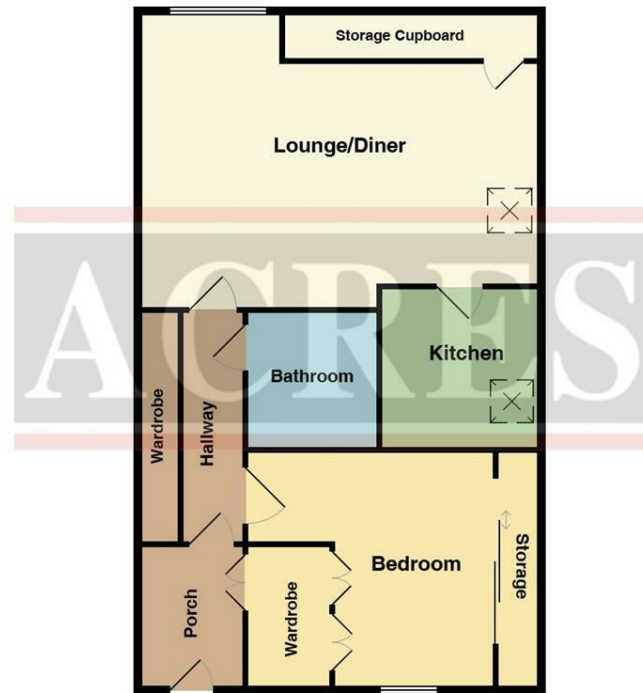


TENURE: We have been informed by the vendor that the property is Leasehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.