

ACRES

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

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Well presented first floor apartment
- Open plan lounge, dining and kitchen
- Modern fitted kitchen
- Two useful storage cupboards
- Allocated outdoor seating area
- Allocated parking space
- Located in the heart of Sutton Coldfield Town Centre
- Excellent purchase for first time buyers, downsizers or investors
- Close to transport links
- No upward chain



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1RH - OFFERS AROUND £165,000

Situated in the heart of Sutton Coldfield Town Centre, this beautifully presented first floor one bedroom apartment offers modern, low maintenance living within easy walking distance of an excellent range of shops, restaurants, cafés, bars and everyday amenities. The property is also ideally positioned for commuters, with excellent public transport links including Sutton Coldfield train station providing direct access into Birmingham City Centre and beyond. Offered for sale with no upward chain, this stylish apartment is perfect for first time buyers, professionals, downsizers or buy to let investors. Finished to a high standard throughout, the property benefits from bright and spacious open plan living, a contemporary fitted kitchen with integrated appliances, ample storage, allocated parking and a private outdoor seating area, making it an excellent opportunity to purchase a move in ready home in a highly convenient location.

APPROACH: The property is accessed via a secure communal entrance door with steps leading to the communal area and allocated outdoor seating space. A composite entrance door opens into a private staircase leading to the first floor accommodation.

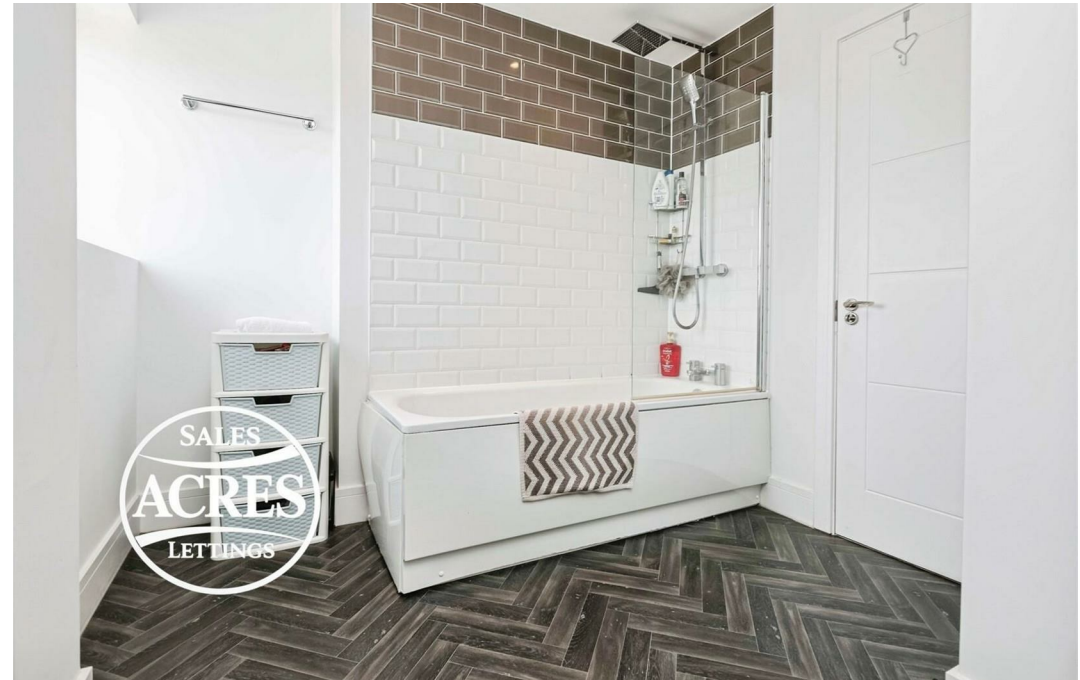
HALLWAY: A stylish wooden entrance door opens into the welcoming hallway, featuring laminate flooring, electric heating, two useful storage cupboards and doors providing access to all principal rooms.

OPEN PLAN LOUNGE / DINING / KITCHEN: 26'2" max x 11'10" max (8.04m max x 3.61m max), reducing to 8'4" (2.54m) A superb open plan living space offering excellent versatility for both relaxing and entertaining. Three PVC double glazed windows to the front elevation flood the room with natural light, while two electric heaters provide comfort throughout the year. There is ample space for both lounge and dining furniture, complemented by attractive laminate flooring throughout. The modern fitted kitchen is well equipped with a stainless steel sink and drainer set into wood effect work surfaces with matching base and wall units incorporating drawers. Integrated appliances include a fridge freezer, washing machine, dishwasher, electric oven, hob with extractor hood above and stylish glass splashback, creating a sleek and practical cooking space.

BEDROOM ONE: 10'11" x 10'4" (3.33m x 3.15m) A generously proportioned double bedroom featuring a PVC double glazed window overlooking the rear, electric heater and two built in wardrobes/cupboards providing excellent storage. There is ample space for additional bedroom furniture.

BATHROOM: A contemporary bathroom fitted with a panelled bath incorporating a shower over and glazed side screen, low flushing WC and hand wash basin set within a vanity unit offering additional storage. The room also benefits from two obscure PVC double glazed rear windows, laminate flooring and a half tiled surround, creating a clean and modern finish.

OUTSIDE: The property enjoys the rare benefit of its own allocated outdoor seating area, providing an ideal space to relax or enjoy al fresco dining. In addition, there is an allocated parking space for convenient off road parking to the rear.

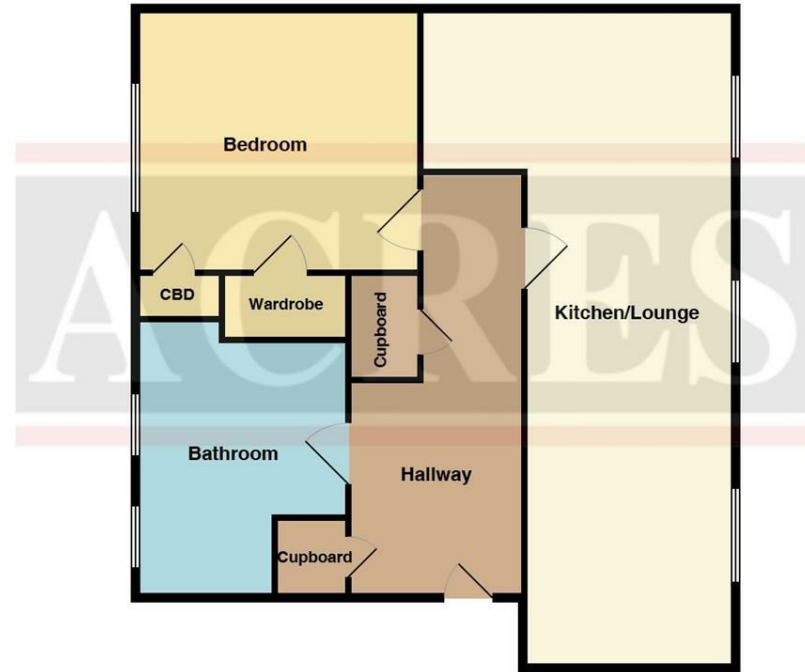


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: A **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	59	59
(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.