

ACRES

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

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www.acres.co.uk



- Beautifully presented ground floor flat
- Two bedrooms
- Bedroom one with ensuite
- White main bathroom suite
- Large lounge / dining area
- Fitted Kitchen with appliances
- Allocated parking space
- Perfect for first time buyers
- Close to local amenities
- No chain



TUDOR WAY, SUTTON COLDFIELD, B72 1LP - OFFERS AROUND £215,000

This delightful, well presented spacious ground floor apartment is set in a well regarded, central, sought after location close to the heart of The Royal Town of Sutton Coldfield and all of the amenities it has to offer. The spacious ground floor apartment offers Pvc double glazing, and central radiator heating (both where specified) and features a delightful garden area off the lounge. Excellent public transport is readily available, as are local shops and restaurants on Beeches Walk. Accessed via a secure entrance with communal hallway the property offers a welcoming entrance hall with excellent storage and doors radiating off to a generous open plan lounge / dining room, in turn opening to a modern high gloss kitchen with integral appliances. The master bedroom enjoys an en-suite shower room, furthermore there is a generous second bedroom, and bathroom having white suite. Car parking is provided to the front with an allocated parking space. This delightful apartment offers everything you could possibly want from a modern, secure and stylish home, and offers an ideal first purchase or perhaps retirement property. EPC rating to be confirmed, Council tax band D.

Access is gained to the property via a communal entrance leading to hallway with light ceiling points and stairs

HALLWAY: Laminate flooring, spotlights, radiator and storage cupboard.

LOUNGE/DINER : 25'00" max x17'11" into bay: Laminate flooring throughout, spotlights, Pvc double glazed French doors and windows to rear garden area, two radiators., wood laminate flooring.

FITTED KITCHEN : 10'10" x 7'07": Two PVC double glazed windows to rear, 1.5 bowl sink unit set into rolled edge work surfaces with tiled splash back, there are a range of fitted units to both base and wall level, integrated dishwasher, built in oven with hob above with extractor fan over, built in fridge, radiator, wood laminate flooring.

BEDROOM ONE : 15'07" max x12'03": PVC double glazed windows to front, radiator, extensive range of built in wardrobes, carpet.

ENSUITE : 6'01" x 4'11: Pvc double glazed window to rear, enclosed shower cubical provided in white with shower screen and wash hand basin, low flushing wc, tiled splash backs, radiator wood laminate flooring.

BEDROOM TWO : 9'04" x 7'11": Pvc double glazed window to front, radiator

FAMILY BATHROOM : 6'06" x 5'11": Well appointed white suite having bath with shower over and splash screen, wash hand basin, low flushing wc, tiled splash backs, radiator.

OUTSIDE: Set to the rear there is a lawned garden with path.

PARPKING : The property enjoys an allocated parking space.

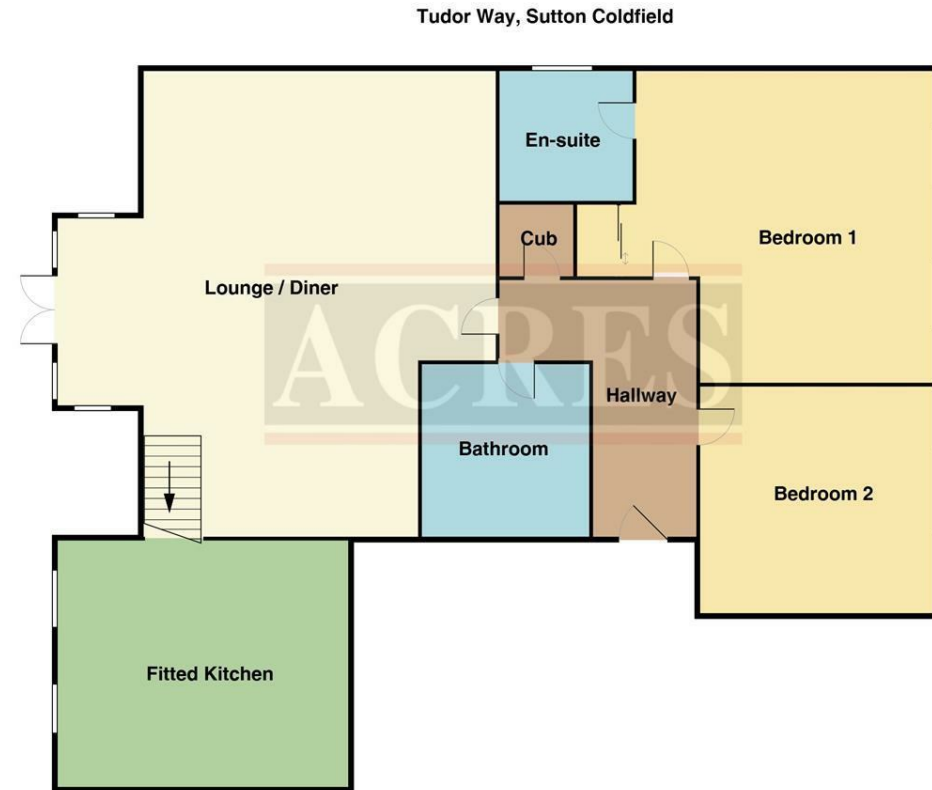


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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	57	62
(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.