ACRES

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

- Well Presented Top Floor Apartment
- No Onward Chain
- Ideal First Time Buy Or Investment Purchase
- Close To Sutton Coldfield Railway Station
- Walking Distance to Sutton Town Centre
- Lounge
- Fitted Kitchen With Integrated Appliances
- Double Bedroom
- Contemporary Bathroom & Separate WC
- Residents' Parking & Communal Gardens

KENELM ROAD, SUTTON COLDFIELD, B73 6HD - OFFERS AROUND £155,000

This well presented top floor apartment is offered for sale with no onward chain and would make an excellent purchase for a first time buyer or investment opportunity. Ideally situated within a private close within the Driffold area of Sutton, the property is conveniently located for Sutton Coldfield Railway Station and Sutton Town Centre, providing easy access to a wide range of shops, bars, restaurants and amenities, together with excellent transport links. Proximity to Sutton park, namely wyndley pool entrance. The apartment offers well proportioned accommodation including a lounge with original beams, fitted kitchen, bedroom and contemporary bathroom, together with a separate WC. Property is approached via a long private driveway. Further benefits include PVC double glazing, intercom entry system, residents' parking and communal gardens. Viewing is highly recommended to appreciate the accommodation and location on offer.

COMMUNAL ENTRANCE: Accessed via a communal entrance door with intercom entry system, stairs rise to the top floor apartment.

ENTRANCE HALL: Having a timber effect locking front door with letterbox, intercom system, skylight, radiator and doors leading to the accommodation.

WC: Having a low flushing WC and hand wash basin with a half tiled surround.

LOUNGE: 11'07" x 10'8" Having PVC double glazed window to the front, two contemporary stained glass windows in the ceiling, two radiators, space for lounge furniture, original exposed beams to ceiling, two skylights and opening through to the kitchen.

KITCHEN: 9'0" x 6'10" Having PVC double glazed window to the front overlooking the setting and park, stainless steel sink and drainer set into roll top work surfaces with matching base and wall mounted drawer units, integrated oven and hob with extractor hood over, washing machine, fridge, original exposed beams and tiled flooring.

BEDROOM ONE: 14'2" x 8'8" max, 6'8" min Having PVC double glazed window to the rear, radiator and space for bedroom furniture.

BATHROOM: Having a contemporary suite comprising freestanding bath with shower attachment, glass wash hand basin, PVC double glazed window to the rear, half tiled surround and tiled flooring.

OUTSIDE: The property benefits from parking to the front of the building together with a communal garden to the rear.

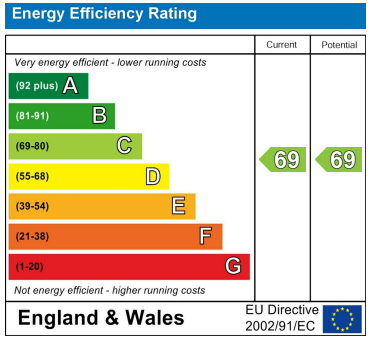
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

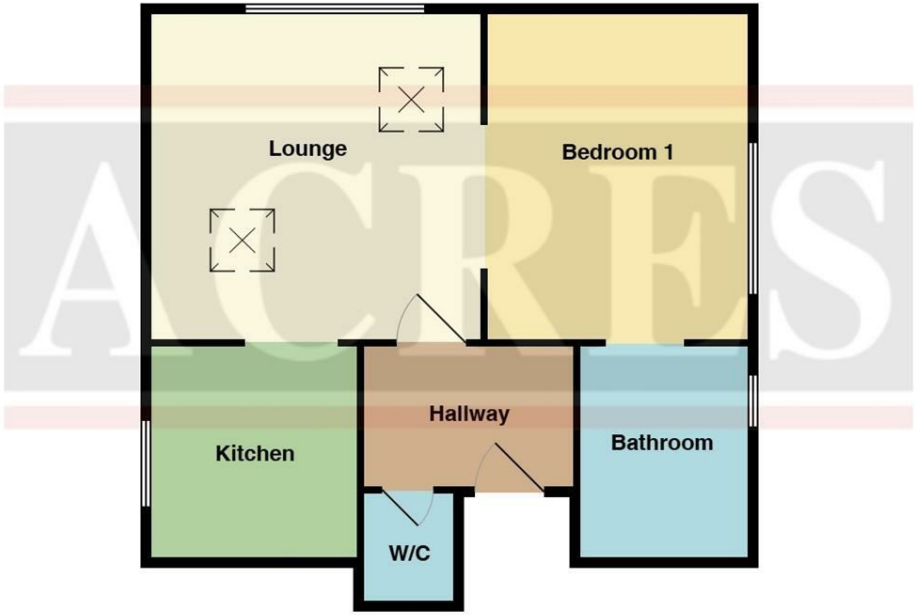
The Property Ombudsman

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 : B

VIEWING: Highly recommended via Acres on 0121 321 2101





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.