

ACRES

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

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www.acres.co.uk



- Well presented first floor flat
- Within walking distance to Sutton Park, local shops and amenities
- Excellent transport links
- Secure communal entrance
- Spacious open plan lounge and kitchen
- Modern fitted kitchen
- Two well proportioned bedrooms
- Shower room
- Well maintained communal gardens
- Internal viewing is recommended



MEDWAY COURT, GARRARD GARDENS, B73 6DT - £200,000

Occupying a sought after position in the heart of Sutton Coldfield, this well presented first floor flat offers superb convenience, being just a short walk from local shops, amenities and the train station, providing excellent transport links. The property is also ideally located within walking distance of Sutton Park, one of Europe's largest urban parks, perfect for leisure walks and outdoor activities.

The apartment itself is thoughtfully laid out and well maintained throughout, offering spacious and modern accommodation with an open plan living arrangement, two well proportioned bedrooms and a shower room. Ideal for first time buyers, downsizers or investors alike, the property combines practicality with comfort in a highly desirable location.

Access is gained via a secure communal entrance door with intercom system, with stairs leading up to the first floor.

HALLWAY: A welcoming hallway having a multi locking front door with letterbox, electric smart heater, double doors to a useful storage cupboard and further doors leading to:

OPEN PLAN LOUNGE / KITCHEN

LOUNGE AREA: 16'00" x 11'11" A bright and spacious living area featuring a large PVC double glazed window to the front, electric smart heater and ample space for lounge furniture, open through to:

KITCHEN AREA: 9'08" max x 7'09" min x 8'05" Fitted with a range of wall and base units with drawers, complemented by wood effect work surfaces incorporating a sink and drainer unit. Integrated oven and hob with extractor hood over, space for washing machine, tumble dryer and fridge freezer, PVC double glazed window to the rear and laminate flooring.

BEDROOM ONE: 12'10" max x 10'11" min x 12'01" A well proportioned double bedroom with PVC double glazed window to the front, electric smart heater and built in wardrobe.

BEDROOM TWO: 11'01" x 8'05" A good sized second bedroom with PVC double glazed window to the rear, electric smart heater and space for bedroom furniture.

BATHROOM: 8'05" x 6'05" Comprising an enclosed corner shower, low flushing WC and hand wash basin set within a vanity unit. Having an obscure PVC double glazed window to the rear, half tiled walls, laminate flooring, chrome effect ladder style radiator and door to airing cupboard.

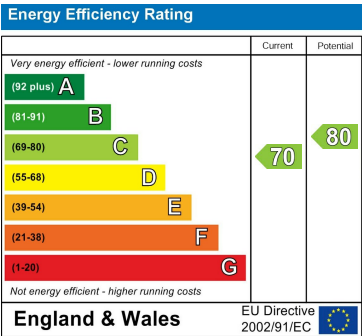
OUTSIDE: The property benefits from well maintained communal gardens, providing a pleasant outdoor space for residents to enjoy. To the rear, the gardens offer a good degree of privacy, creating a secluded setting. In addition, there is allocated and/or communal parking available, offering convenience for residents and visitors alike.



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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.