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



- Second floor two bedroom apartment
- No onward chain
- Excellent investment opportunity with refurbishment potential
- Popular and convenient Chester Road location
- Close to local amenities and transport links
- Spacious open plan lounge and kitchen
- Two bedrooms
- Bathroom
- Parking available to the rear
- Communal Garden





CHESTER ROAD, SUTTON VESEY, B73 5BS - OFFERS AROUND £120,000

Situated on Chester Road, this well located second floor apartment offers an excellent opportunity for investors or buyers looking for a property with scope for refurbishment. The property is conveniently positioned close to a range of local amenities, transport links and everyday facilities, making it an attractive location for those seeking both convenience and accessibility.
The apartment does require refurbishment and modernisation throughout, but offers well proportioned accommodation comprising two bedrooms, an open plan lounge and kitchen, and a bathroom. With the right improvements, this property has the potential to create a desirable home or investment opportunity in a popular and well connected location. The property also benefits from communal gardens and allocated parking to the rear. Council Tax Band B

Communal Entrance:
Accessed via a communal entrance door with intercom entry system, with stairs leading to the second floor apartment.

Entrance Hall:
Having intercom system, door to useful storage cupboard, electric radiator and further doors leading through to the accommodation.

Open Plan Lounge/Kitchen 22'06" x 12'01":
A well proportioned open plan living space with PVC double glazing to the front elevation, electric heater and electric ceramic fireplace with tiled hearth and surround.
The kitchen area comprises stainless steel sink and drainer, fitted work surfaces with matching base units and drawers, integrated oven and hob with extractor hood over, space for additional appliances, tiled splashbacks and laminate flooring.

Bedroom One 15'04" max x 11'08":
PVC double glazing to the front elevation, electric heater and space for bedroom furniture.

Bedroom Two 12'05" x 8'10" max / 15'03":
PVC double glazing to the front elevation, electric heater and space for bedroom furniture.

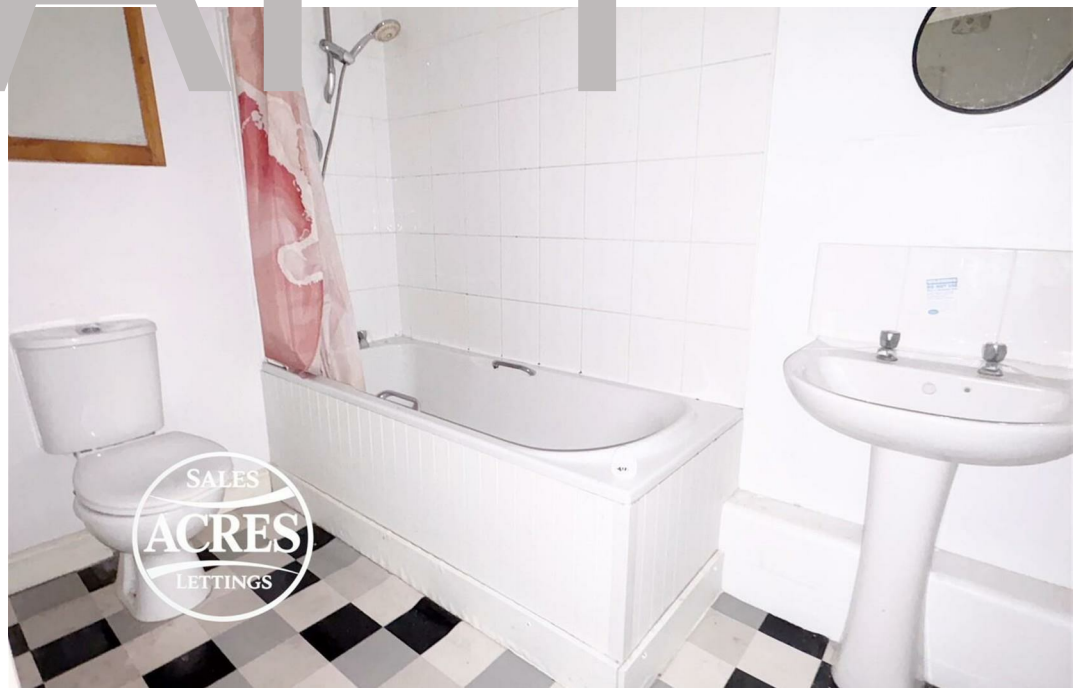
Bathroom :
Fitted with panelled bath with shower over and tiled surround, low flushing WC, hand wash basin and laminate flooring.

Outside
The property benefits from parking to the rear, together with communal gardens providing an outdoor space for residents to enjoy.







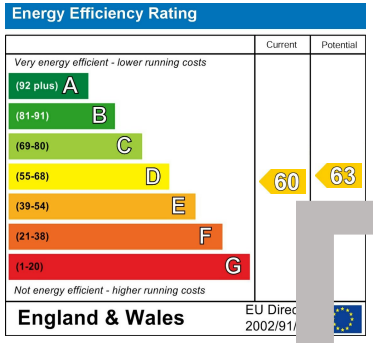


DRAFT

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)

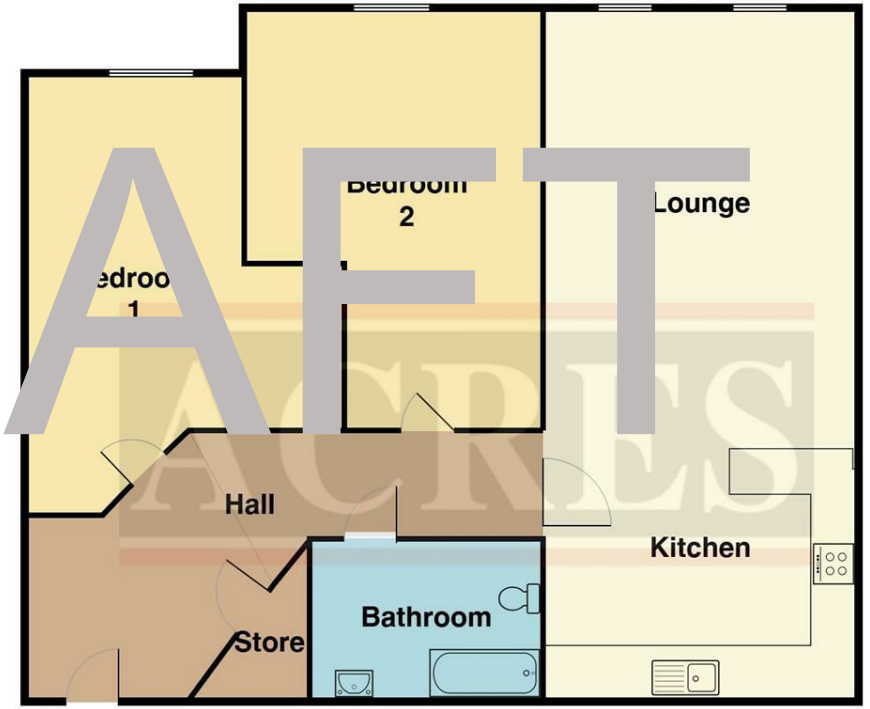
COUNCIL TAX BAND : B COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101



DRAFT





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.