

# ACRES

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- Spacious ground floor apartment
- Two bedrooms
- Master having en-suite shower room
- Bathroom
- Generous lounge/dining room
- Additional study/den
- Fitted kitchen with appliances
- Gated driveway with allocated parking
- Set opposite Sutton Park
- Sought after location



***RYKNILD DRIVE, STREETLY, B74 2AZ - OFFERS AROUND £275,000***

This outstanding, spacious, well presented ground floor apartment is set in a prime, well regarded and central location having good road links readily available. Having Sutton Park adjacent to the front of the development, the property is complemented by the provision of gas central heating and pvc double glazing (both where specified). Having the security of an intercom/video door release system, the property also has electric remotely controlled gates accessing the rear parking area where allocated parking is available. An additional feature of the property include an outstanding, substantial communal reception area, feature internal doors and well presented gardens. The property comprises of a deep welcoming reception hall having store cupboard off, a spacious full length lounge/dining room with bay window to rear, there is a separate study/den, fitted kitchen with of integrated appliances, two bedrooms with master also having a white en-suite shower room off, additionally the property has a bathroom offering a bath and separate shower. To fully appreciate the property on offer, an internal inspection is highly recommended.

Set back from the road way behind a wide, lawned fore garden with shrubs, bushes and pathway, access is gained to the apartment block which is sited on the left hand side of Ryknild Drive via a pathway which leads to:

**RECESSED PORCH:** Having video entry/door release system, ceiling light and door opening to:

**ENTRANCE LOBBY:** Pvc double glazed windows, ceiling light and door opening to:

**LARGE COMMUNAL RECEPTION LOBBY:** Having windows and doors to fore and rear, leading to rear car parking area. There is a feature central stairway which leads to other floors together with lift. An internal door gives access to an inner hall way having further lighting, carpet and feature front door opening to the main accommodation which comprises:

**DEEP RECEPTION HALL:** Radiator, cloaks cupboard, walk in storage/linen cupboard having radiator and shelving.

**ATTRACTIVE SPACIOUS LOUNGE/DINING ROOM: 24'7" x 14'9":** Pvc double glazed bay window to rear with further pvc double glazed window to side, Minster style fireplace with matching hearth and mantle, two double radiators.

**STUDY/DEN: 7'10" x 5'10":** Window to lounge/dining room, radiator.

**FITTED BREAKFAST KITCHEN: 10'10" x 8'8":** Pvc double glazed window to rear, one and a half bowl stainless steel sink unit set in to work surfaces having complementary tiled splash backs; there are a range of fitted units to both base and wall level including drawers, concealed fridge, freezer, washing machine and dishwasher, fitted stainless steel oven having matching gas hob above in turn with extractor canopy over, fitted stainless steel microwave, tiled floor.

**BEDROOM ONE: 15'5" x 11'6":** Pvc double glazed bay window to rear, radiator, two fitted wardrobes with three double storage cupboards over a central bed recess.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle with glazed splash screens, wash hand basin, low flushing wc, double radiator, complementary tiling to walls and floor.

**BEDROOM TWO: 9'7" x 8'9" :** Pvc double glazed window to rear, radiator.

**BATHROOM:** Matching white suite comprising bath, wash hand basin, low flushing wc, enclosed separate double shower cubicle with glazed splash screens, complementary tiling to walls, tiled floor, ladder style radiator.

**REAR PARKING AREA:** Entered via an electric remote controlled gate to an enclosed parking area having allocated parking space; the parking area is flanked by lawns having shrubs and bushes, timber fencing and a pathway gives access to a porch with door opening to communal entrance hall.

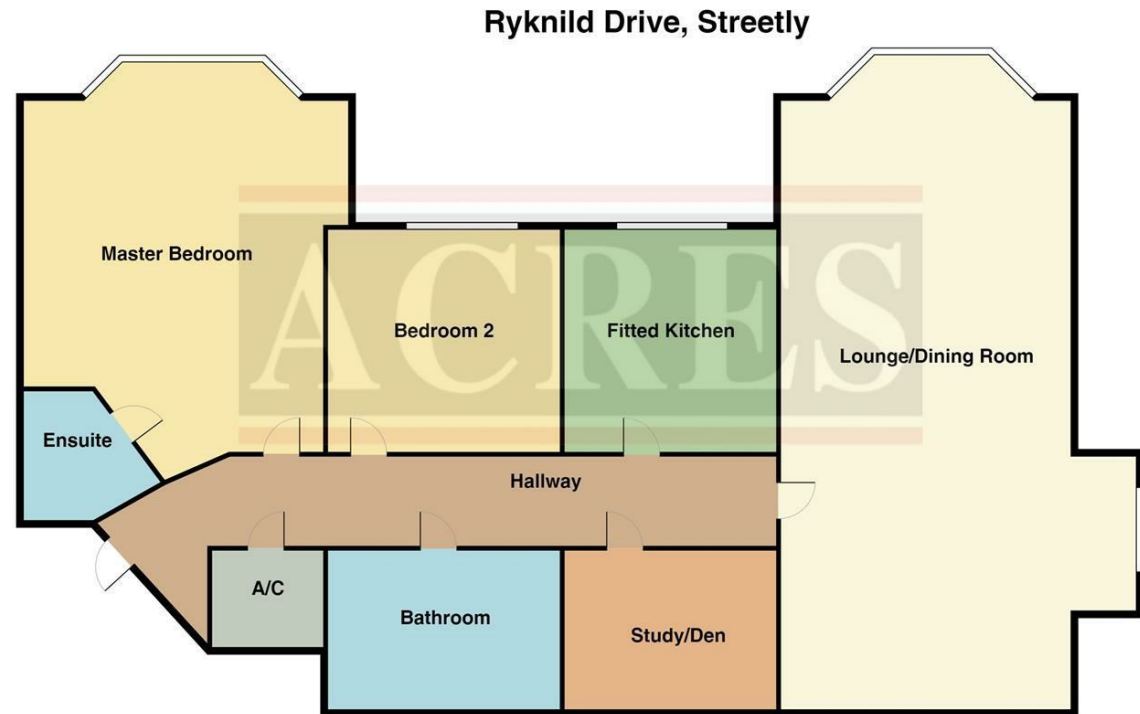


**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** E    **COUNCIL:** Walsall

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.