

# ACRES

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

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www.acres.co.uk

- Modern Apartment
- Secure communal entrance
- Spacious lounge/dining room
- Fitted kitchen
- Double bedroom with built in storage
- Contemporary shower room
- Electric heating throughout
- Gated development with allocated parking
- Heart of Sutton Coldfield town centre location
- Ideal for first time buyers, investors or downsizers



**CAVERSHAM PLACE, SUTTON COLDFIELD, B73 6HY - OFFERS OVER £195,000**

Situated in a highly convenient town centre position, this well presented second floor apartment offers spacious and modern accommodation throughout, ideal for first time buyers, investors or those seeking low maintenance living within easy reach of local amenities and being sold with no chain. Accessed via a secure communal entrance with intercom system and stair access, the property combines privacy with excellent accessibility, all while benefitting from the practicality of an allocated parking space within a gated development beneath the building. Internally, the apartment is generously proportioned and thoughtfully arranged, with a bright and airy feel throughout. The open plan lounge and dining area creates a welcoming central living space, seamlessly flowing into a well equipped kitchen, while two well sized bedrooms and a contemporary shower room complete the accommodation. Finished with electric heating and PVC double glazing, the property offers comfortable and convenient living in a prime central location with excellent transport links and amenities close by.

Accessed via a communal entrance door with intercom system and stairs rising to the second floor apartment.

**HALLWAY:** A stylish wooden entrance door opens into the hallway with electric wall heater, useful storage cupboard and doors leading to all rooms.

**LOUNGE/DINING ROOM:** 18'05" x 12'10" – A bright and spacious dual aspect living area with two PVC double glazed windows to the front, two electric wall heaters, and ample space for both lounge and dining furniture. Open plan access leads to the kitchen, creating a sociable living space.

**KITCHEN:** 9'04" x 6'06" – Fitted with a range of matching base and wall units with marble work surfaces and a composite sink and drainer. Integrated appliances include washing machine, oven and four ring induction hob with extractor over. There is space for a fridge freezer, tiled splashbacks and laminate flooring.

**BEDROOM ONE:** 11'05" x 10'01" – A well proportioned double bedroom with PVC double glazed window to the front, electric heater, built in double and single wardrobes and space for additional bedroom furniture.

**BEDROOM TWO:** 11'04" x 7'11" – Another good sized bedroom with PVC double glazed window to the front, electric heater and space for bedroom furnishings.

**SHOWER ROOM:** A contemporary fitted suite comprising a large walk in shower with glass side screen, low flushing WC and hand wash basin. Finished with tiled surrounds, laminate flooring and access to a useful storage cupboard.

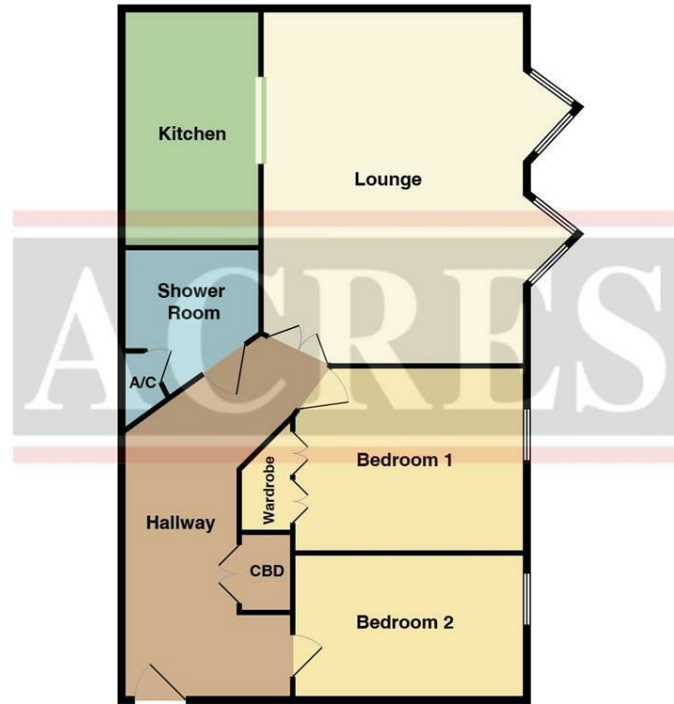
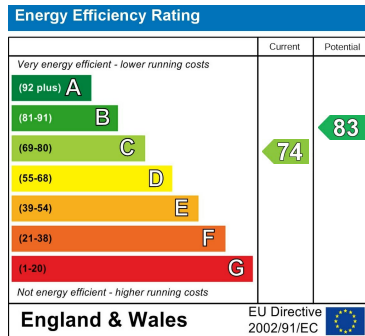
**PARKING:** The property benefits from one allocated parking space located beneath the building within a gated entrance.



**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



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.