

ACRES

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

@ www.acres.co.uk

- Beautifully Presented Luxury Apartment
- Constructed Approximately Three Years Ago
- Highly Desirable Wyld Green Location
- Impressive Open Plan Lounge/Kitchen
- Stylish Fitted Kitchen With Integrated Appliances
- Two Well Proportioned Double Bedrooms
- Principal Bedroom With Fitted Wardrobes & En-Suite
- Contemporary Family Bathroom
- Allocated Parking Space & Private Garden Store
- Attractive Communal Gardens & Excellent Transport Links



BIRMINGHAM ROAD, SUTTON COLDFIELD, B72 1DP - OFFERS AROUND £245,000

This beautifully presented luxury apartment occupies a highly convenient position within easy reach of Wylde Green, where a variety of shops, restaurants, cafés and everyday amenities can be found. Excellent public transport links are close at hand, including the Cross City railway line, providing convenient access to Birmingham City Centre and surrounding areas. The centre of the Royal Town of Sutton Coldfield is also readily accessible, offering an extensive range of shopping facilities, leisure amenities and restaurants. Combining a desirable residential setting with excellent accessibility, this is an ideal location for purchasers seeking stylish, low maintenance living. Constructed approximately three years ago, this superb apartment offers contemporary, tastefully appointed accommodation, finished to a particularly attractive standard throughout. Complemented by double glazing and electric heating, the property is approached via a secure communal entrance and benefits from a welcoming reception hallway, an impressive open-plan lounge and fitted kitchen with integrated appliances, two well proportioned double bedrooms, the principal bedroom having fitted wardrobes and an ensuite shower room, together with a beautifully appointed family bathroom. Externally, the property further benefits from an allocated parking space, attractive communal gardens and a private garden store. Offering a wonderful combination of modern design, comfort and convenience, this delightful apartment must be viewed to be fully appreciated.

ACCOMMODATION

ACCESS IS GAINED VIA: A secure communal entrance door opening into a well maintained communal hallway, providing access to Apartment Number 3.

RECEPTION HALLWAY: Entered via the apartment's private entrance door, this welcoming hallway provides access to the accommodation and benefits from recessed ceiling spotlights, a wall mounted electric heater and doors leading off to:

IMPRESSIVE OPEN-PLAN LOUNGE/KITCHEN:

LOUNGE AREA: 21'01" x 11'00" minimum, 15'00" maximum into bay. A particularly attractive and spacious reception area, enjoying an abundance of natural light through a superb wide double glazed bay window overlooking the front elevation. Offering ample space for comfortable lounge furnishings, this delightful room creates a wonderful setting for both everyday relaxation and entertaining. Having a wall mounted electric heater and a wide opening leading directly into the stylish fitted kitchen, creating a lovely open plan arrangement ideally suited to modern day living.

FITTED KITCHEN: Beautifully appointed with a comprehensive range of contemporary drawer, base and eye level units, complemented by attractive work surfaces with matching upstands. Integrated appliances include a dishwasher, fridge/freezer, four ring electric hob with stainless steel splashback and extractor hood above, together with an electric oven beneath. Further benefiting from an inset sink and drainer unit, a double glazed window to the front elevation, recessed ceiling spotlights and tiled flooring. A useful breakfast bar provides additional preparation space and an informal dining area, completing this stylish and practical kitchen.

BEDROOM ONE: 17'04" x 9'00" maximum, 6'10" minimum to wardrobe fronts. A superb principal double bedroom, beautifully presented and thoughtfully arranged to maximise both comfort and storage. Having a double glazed window to the side elevation, wall mounted electric heater and an extensive fitted wardrobe system incorporating two double wardrobes, overhead storage cupboards, bedside cabinets and attractive display shelving. A further door provides direct access into the:

EN-SUITE SHOWER ROOM: Stylishly appointed with a contemporary white suite comprising an enclosed shower cubicle with overhead shower and additional handheld shower attachment, wash hand basin set within a vanity storage unit and close coupled W.C. Complemented by attractive modern grey toned tiling to both walls and floor, chrome ladder style heated towel rail and recessed ceiling spotlights, creating a beautifully finished and practical ensuite facility.

BEDROOM TWO: 13'05" maximum, 8'10" minimum to wardrobe fronts x 7'10". A further well proportioned double bedroom, offering excellent versatility for use as a guest bedroom, additional sleeping accommodation or home office if preferred. Having a double glazed window to the side elevation, built in wardrobe providing useful storage and a wall mounted electric heater.

FAMILY BATHROOM: Beautifully presented and fitted with a contemporary white suite comprising a panelled bath with shower over and fitted glazed shower screen, wash hand basin set within a stylish vanity storage unit and close coupled W.C. Finished with attractive grey toned marble effect tiling to walls and floor, together with a chrome ladder style heated towel rail and recessed ceiling spotlights, providing a particularly smart and modern bathroom.

OUTSIDE

FRONT: The development is approached via an attractive block paved frontage, providing a smart and welcoming approach to the building. The apartment further benefits from an allocated parking space, offering convenient off road parking.

COMMUNAL REAR GARDENS: To the rear of the development are attractive communal gardens, principally laid to lawn and providing a pleasant outdoor space for residents to enjoy. The apartment also benefits from its own private garden store, offering valuable additional storage facilities.

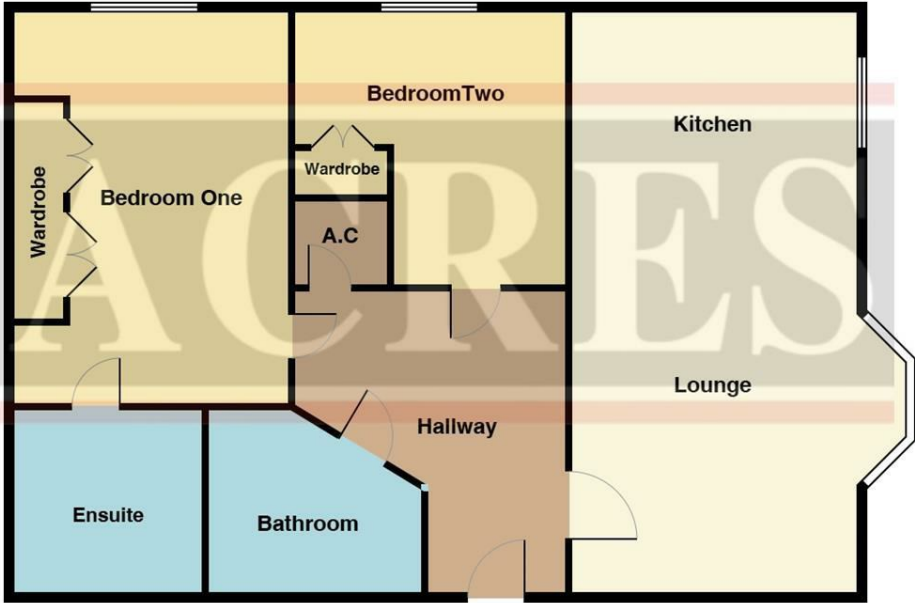


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.