

# ACRES

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

@ www.acres.co.uk

- Beautifully Presented Duplex Apartment
- Spacious Lounge/Dining Room With Bespoke Media Wall
- Contemporary Fitted Kitchen With Integrated Appliances
- Separate Utility Room And Guest Cloakroom/W.C.
- Versatile Home Office/Playroom
- Generous Principal Bedroom With En-Suite Shower Room
- Second Double Bedroom with Fitted Wardrobes
- Modern Family Bathroom And Excellent Storage Facilities
- Secure Gated Underground Parking With Two Allocated Spaces
- Internal Viewing is Highly Recommended



**CLIFTON ROAD, SUTTON COLDFIELD, B73 6EN - OFFERS AROUND £450,000**

This beautifully presented and spacious two bedroom duplex apartment occupies a superb position directly opposite Wyndley Leisure Centre and the beautiful surroundings of Sutton Park, offering an enviable combination of convenience and outdoor leisure opportunities. The property is also ideally situated within easy reach of Sutton Coldfield Town Centre, with its excellent selection of shops, restaurants, cafés and everyday amenities. Excellent public transport links, including nearby railway services and bus routes, provide convenient access to Birmingham City Centre and the surrounding areas, making this an ideal location for professionals, downsizers and those seeking a contemporary, low maintenance lifestyle. The apartment offers stylish and generously proportioned accommodation arranged over two floors, combining contemporary interiors with practical modern living. The property benefits from an impressive lounge/dining room featuring a bespoke media wall with feature fireplace, a versatile home office/playroom, modern fitted kitchen with integrated appliances, separate utility room and guest cloakroom/W.C. To the upper floor are two well proportioned bedrooms, the principal having an en-suite shower room, together with a contemporary family bathroom and excellent storage facilities. Further benefits include a secure video intercom entry system, lift access, attractive communal patio area and two allocated parking spaces within a secure gated underground car park, making this a truly desirable apartment in a highly convenient and sought after location.

An attractive communal entrance approached via steps from the frontage, with mature shrubs and planting set behind a stone and brick boundary wall providing a degree of privacy. A secure communal entrance door with intercom system gives access to the building, with stairs and lift facilities serving the apartments. The lift also provides convenient access from the secure underground parking area.

**RECEPTION HALL:** Accessed via a private entrance door and having a video intercom entry system, doors leading to the guest cloakroom/W.C. and useful understairs storage cupboard, staircase rising to the upper floor accommodation and further door opening into:

**SPACIOUS LOUNGE/DINING ROOM:** 22'1" max, 12'0" min x 18'0" max, 7'8" min A superbly proportioned and beautifully presented reception room offering generous space for both lounge and dining furniture. Having PVC double glazed window to front and two further PVC double glazed windows to side within the dining area, allowing an abundance of natural light. A particular feature of this impressive room is the contemporary bespoke media wall, thoughtfully designed to accommodate a television and soundbar, together with a stylish electric fireplace incorporating a realistic vapour flame effect, creating an attractive focal point. Discreet hidden doors open into:

**HOME OFFICE/PLAYROOM:** 9'1" x 7'6" A versatile additional reception room having PVC double glazed window to front and ample space for home office furniture. This adaptable room would also lend itself perfectly to use as a children's playroom, hobby room or occasional sitting area.

**FITTED KITCHEN:** 12'08" x 8'5" A well appointed contemporary kitchen having three PVC double glazed windows to rear, fitted with a comprehensive range of matching wall and base units incorporating drawers and complementary roll edge work surfaces with inset stainless steel sink and drainer with drainage grooves. Integrated appliances include an oven, hob with extractor hood over, fridge/freezer and dishwasher. Further space is provided for a small breakfast table and chairs, complemented by practical laminate flooring. Door leading into:

**UTILITY ROOM:** 4'11" x 4'7" Having PVC double glazed window to rear, fitted work surfaces incorporating a stainless steel sink and drainer, together with an integrated washing machine. Providing a useful additional space for laundry and household requirements.

**GUEST CLOAKROOM/W.C.:** Fitted with a low flushing W.C. and hand wash basin, complemented by half height wall tiling and tiled flooring.

**FIRST FLOOR LANDING:** Stairs rise from the reception hall to the first floor landing, providing access to the bedroom accommodation. Having two useful storage cupboards, one offering potential for use as an additional wardrobe or cloakroom and the other suitable for airing and linen storage. Further doors lead to:

**BEDROOM ONE:** 15'0" max, 12'8" min x 14'8" max, 12'7" min An excellent sized principal double bedroom having PVC double glazed window to front with additional glazing, a range of fitted wardrobes and ample space for further bedroom furniture. Door leading into:

**EN-SUITE SHOWER ROOM:** Having PVC double glazed window to front and fitted with a contemporary white suite comprising a generous enclosed shower with tiled surround, low flushing

W.C. and hand wash basin set within a vanity unit providing useful storage. Complemented by tiled flooring.

**BEDROOM TWO:** 12'8" max, 4'11" min x 12'1" max, 8'7" min A further well proportioned bedroom having PVC double glazed window to rear, fitted wardrobe and drawer units, together with space for additional bedroom furniture and an access point.

**FAMILY BATHROOM:** 8'2" x 5'6" Fitted with a contemporary white suite comprising a panelled bath with shower over and glass shower screen, tiled surround, low flushing W.C. and hand wash basin set within a stylish floating vanity unit. Complemented by tiled flooring.

Outside

**COMMUNAL GROUNDS:** The development benefits from attractive communal outdoor areas, including rear patio spaces for residents to enjoy. To the frontage, mature shrubs and established planting are positioned behind a low stone and brick boundary wall, providing an attractive approach and a degree of privacy.

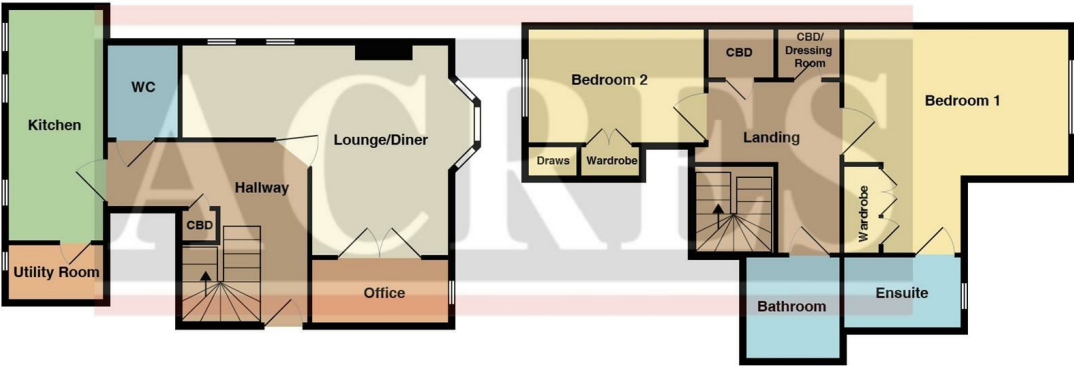
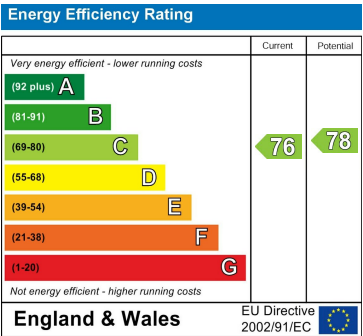
**SECURE UNDERGROUND PARKING:** A particular benefit of this property is the secure gated underground parking facility, where the apartment enjoys two allocated parking spaces positioned towards the end of the parking area, together with additional storage space. Further visitor parking is also available within the development. An internal access door leads directly to the communal lift, providing convenient access to the apartment without the need to use the external entrance.



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

COUNCIL TAX BAND : E 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 their purpose, or within 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.