

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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@ www.acres.co.uk

- First floor apartment
- Excellent location off Chester Road
- Sutton Park directly opposite
- Spacious lounge with balcony
- Fitted kitchen with integrated appliances
- Two bedrooms with fitted wardrobes
- Bathroom and separate WC
- Useful utility area
- Garage and communal parking
- Internal Viewing is Recommended



BANNERS GATE ROAD, , B73 6RT - OFFERS AROUND £220,000

Situated within the popular Banners Court development, conveniently located just off Chester Road, this well equipped first floor apartment offers spacious and versatile accommodation in a convenient Sutton Coldfield location. The property is ideally positioned for access to a wide range of local amenities, with Chester Road providing excellent transport links towards Birmingham, Sutton Coldfield town centre and surrounding areas, whilst local shops, schools and everyday facilities are all within easy reach. A particular benefit of the property is its proximity to Sutton Park, which is situated directly opposite, providing an excellent opportunity to enjoy the park's extensive open spaces, woodland, walking routes and recreational facilities. The apartment itself offers well proportioned accommodation including a generous lounge with balcony, fitted kitchen, two bedrooms, bathroom, separate WC and useful utility area, together with a garage, communal parking and communal gardens.

COMMUNAL ENTRANCE: Communal entrance door with entry phone system, stairs leading to the first floor apartment.

HALLWAY: Multi locking front entrance door, doors leading to storage cupboard and further doors leading off to the accommodation.

LOUNGE: 20'0" x 12'1" (6.10m x 3.66m) PVC double glazed patio doors leading onto the balcony, overlooking the front, further obscure PVC double glazed window to side, electric coal effect fire set on marble hearth, laminate flooring and ample space for lounge and dining furniture.

KITCHEN: 10'6" x 10'0" (3.20m x 3.05m) PVC double glazed window to front, composite sink and drainer set into marble effect worksurfaces with matching base and wall mounted units, integrated oven and hob with extractor hood over, integrated dishwasher, space for fridge freezer and complementary tiling to walls.

BEDROOM ONE: 13'9" x 12'9" x 10'2" (4.19m x 3.89m x 3.10m) PVC double glazed window to rear, built in double wardrobe and further space for bedroom furniture.

BEDROOM TWO: 9'7" x 6'8" (2.92m x 2.03m) PVC double glazed window to rear, built in wardrobe, further double fitted wardrobe with sliding doors and space for bedroom furniture.

BATHROOM: Panelled bath with shower over, low flushing WC, hand wash basin set into vanity unit, tiled flooring and complementary tiling to walls.

SEPARATE WC: Low flushing WC, hand wash basin, half tiled walls and tiled flooring.

UTILITY AREA: Obscure PVC double glazed window to rear, integrated cupboard, space and plumbing for washing machine, hand wash basin, tiled flooring and half tiled walls.

OUTSIDE: The property benefits from a garage with up and over door, communal parking and well maintained communal gardens to both the front and rear.

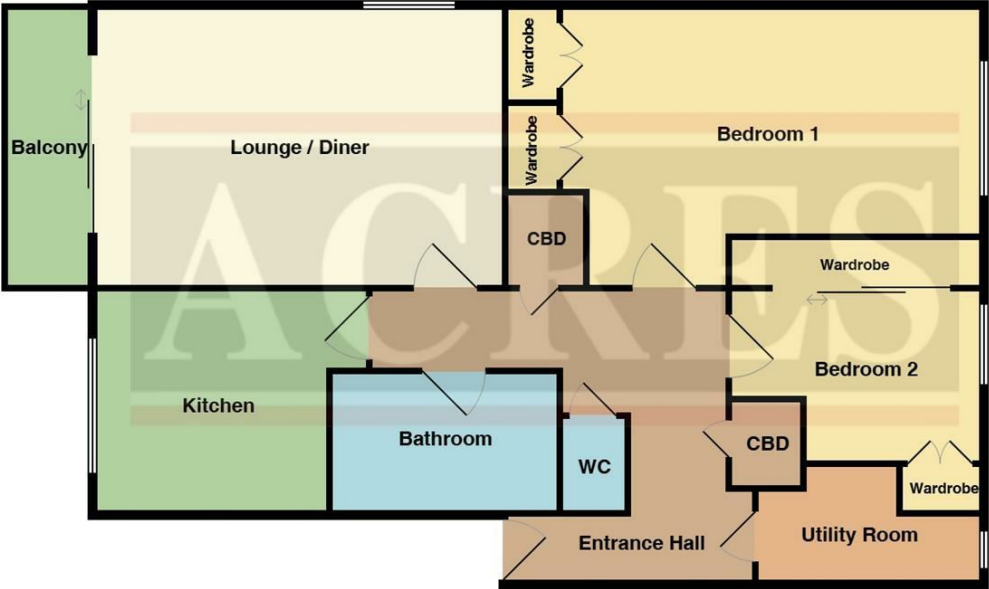


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX :

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		
(69-80) C	75	77
(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.