

# ACRES

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- Attractive First Floor Apartment
- Charming Period Style Property Converted into Two Apartments
- Property has 999 years remaining on the lease with no service or ground rent charge
- Spacious Open Plan Lounge and Fitted Kitchen
- Two Well Proportioned Bedrooms
- Principal Bedroom with En Suite Shower Room
- Additional Family Bathroom
- Off Road Parking for One Vehicle
- Ideal First Time Purchase, Downsize or Investment Opportunity
- No Chain



**COLESHILL STREET, SUTTON COLDFIELD, B72 1SH - OFFERS IN THE REGION OF  
£185,000**

Situated in a highly convenient and sought after location close to the heart of Sutton Coldfield Town Centre, this attractive two bedroom top floor apartment forms part of a charming period style property which has been converted into just two individual apartments and is being sold with no chain. Property has 999 years remaining on the lease with no service or ground rent charge. Ideally positioned within easy reach of an excellent range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities, the property also benefits from excellent transport links, with nearby bus routes and rail connections providing convenient access to Birmingham City Centre and surrounding areas. The beautiful open spaces of Sutton Park are also within easy reach, offering a fantastic setting for walking, cycling and outdoor recreation. Combining a desirable location with the charm and character of a traditional building, this apartment presents an excellent opportunity for first time buyers, downsizers and investors alike. Occupying the top floor of this attractive period style building, the apartment offers well proportioned and thoughtfully arranged accommodation throughout, combining characterful features with practical modern living. Accessed via a communal entrance with stairs leading to the apartment, the accommodation briefly comprises a welcoming entrance hallway with useful storage, a spacious open plan lounge and fitted kitchen featuring integrated appliances and attractive stained glass feature windows, two well proportioned bedrooms, with the principal bedroom benefiting from its own private ensuite shower room, and a further family bathroom. Externally, the property benefits from off road parking for one vehicle on a block paved driveway, complemented by an attractive frontage. Offering a wonderful combination of period charm, comfortable living accommodation and a convenient central location, this delightful apartment must be viewed internally to fully appreciate everything it has to offer.

**COMMUNAL ENTRANCE:** Accessed via a communal entrance doorway leading into a welcoming communal hallway, with stairs rising to the first floor apartment.

**ENTRANCE HALL:** Entered via a multi locking entrance door, with a useful storage cupboard and further doors providing access to the accommodation.

**OPEN PLAN LOUNGE/KITCHEN:** 18'03" x 13'07" A spacious and versatile open plan living area combining the lounge and kitchen, featuring two double glazed windows to the front elevation and an attractive stained glass feature above, adding character and charm to the room. The kitchen area is fitted with a range of matching wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a washing machine, oven and hob with extractor hood over, together with space for a fridge/freezer. Finished with tiled flooring and opening seamlessly into the lounge area. The lounge provides ample space for a range of living room furniture, with two radiators and plenty of natural light, creating a comfortable and inviting space for both relaxing and entertaining.

**BEDROOM ONE:** 13'07" max x 7'06" min x 11'01" max x 5'01" min A well proportioned principal bedroom featuring a PVC double glazed window overlooking the rear elevation, radiator and space for bedroom furniture. A further door provides access to the private en-suite shower room.

**EN-SUITE SHOWER ROOM:** Fitted with a suite comprising an enclosed corner shower cubicle, low flushing W.C. and hand wash basin. Further benefits include tiled flooring and a heated towel rail style radiator.

**BEDROOM TWO:** 11'03" x 8'08" A further well proportioned bedroom featuring a PVC double glazed window to the rear elevation, radiator and space for bedroom furniture. This versatile room would also lend itself well to use as a guest bedroom, nursery or home office.

**FAMILY BATHROOM:** Fitted with a suite comprising a panelled bath with shower over, low flushing W.C. and hand wash basin set within a vanity storage unit. Further benefits include an obscure PVC double glazed window to the side elevation, tiled flooring and radiator.

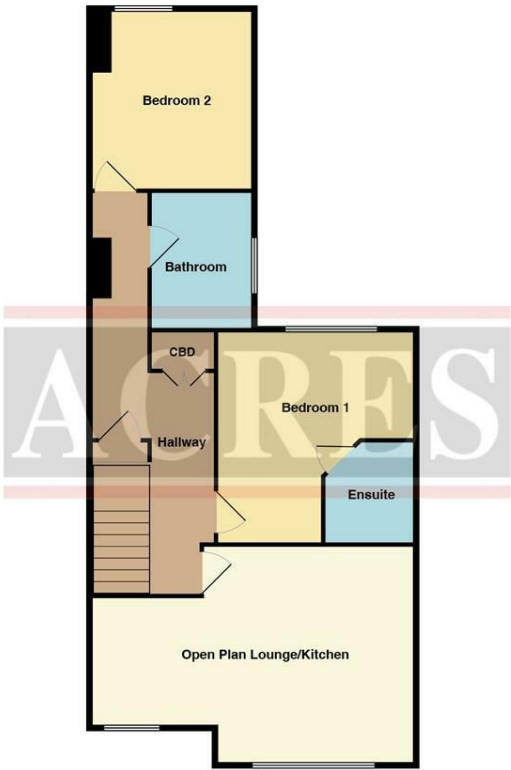
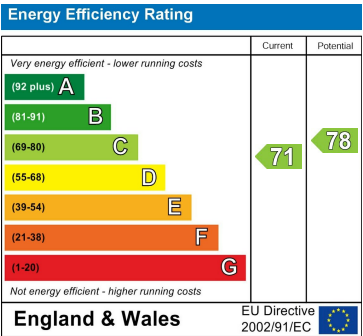
**OUTSIDE:** To the front of the property is a block paved driveway providing off road parking for one vehicle. The frontage is further enhanced by an attractive brick built boundary wall and a corner display featuring an established tree and shrubs, complementing the traditional character of the building. The apartment forms part of an attractive period style property which has been converted into just two individual apartments, retaining a charming exterior whilst offering practical modern living accommodation.



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 : A

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.