ACRES

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



- No Upward Chain
- Well Presented & Spacious First Floor Apartment
- Generous Lounge/Dining Room & Fitted Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom & Additional Separate WC
- Private Garage & One Allocated Parking Space
- Communal Gardens & Secure Intercom Entry System
- Highly Desirable Location Close To Sutton Park, Wyndley Swimming Baths and Leisure Centre and outdoor track
- Close proximity to Boldmere with Shops, Restaurants and Cafes
- Walking Distance To Sutton Coldfield Town Centre, Local Amenities & Transport Links





MONMOUTH DRIVE, SUTTON COLDFIELD, B73 6JG - OFFERS AROUND £220,000

Occupying a desirable first floor position within a well maintained residential development, this spacious and well presented three bedroom apartment offers generous and versatile accommodation throughout, making it an ideal purchase for a variety of buyers. The property is maintained to a good standard and benefits from a secure communal entrance with intercom system, welcoming entrance hallway, an exceptionally spacious lounge/dining room with feature fireplace, fitted kitchen, three well proportioned bedrooms, two of which benefit from fitted wardrobes, a family bathroom and a separate WC. Further benefits include double glazing, communal gardens to the rear, a private garage providing useful storage and one allocated parking space to the front. Offering an excellent combination of space, comfort and practicality, this delightful apartment must be viewed to fully appreciate the accommodation on offer.
Ideally situated within a highly sought after location in Sutton Coldfield, the property enjoys convenient access to an excellent range of local amenities, shopping facilities and transport connections. The Royal Town of Sutton Coldfield is within easy reach, offering an array of independent shops, popular restaurants, cafés and everyday conveniences, whilst the beautiful Sutton Park is also close by, providing approximately 2,400 acres of stunning parkland, picturesque lakes and scenic walking routes. Excellent public transport links, including nearby railway stations and regular bus services, provide convenient connections to Birmingham City Centre and surrounding areas, whilst well regarded local schools and leisure facilities are also readily accessible. Combining a superb location with spacious, well maintained accommodation, this apartment presents a fantastic opportunity for those seeking convenient and comfortable living in the heart of Sutton Coldfield.
Accessed via a communal entrance door with an intercom entry system, providing access to the communal hallway with stairs rising to the first floor apartments.

ENTRANCE HALL: Accessed via an obscure PVC double glazed entrance door with accompanying obscure double glazed windows, radiator and doors leading to:

SPACIOUS LOUNGE/DINING ROOM: 24'11" x 13'01" A generously proportioned and versatile lounge/dining room benefiting from PVC double glazed windows to both the front and rear elevations, allowing an abundance of natural light to flow throughout. Two radiators with decorative covers, a feature fireplace comprising a marble hearth and inset with decorative surround, ample space for lounge furniture and a designated dining area with room for a dining table and chairs.

FITTED KITCHEN: 9'03" x 7'03" Having a PVC double glazed window to the front elevation enjoying pleasant views overlooking Sutton Park. The kitchen is fitted with a range of matching base and wall mounted units with complementary drawers and work surfaces incorporating a composite sink and drainer. Integrated eye level oven and grill, four ring electric hob with extractor hood over, space for a fridge/freezer, washing machine with integrated tumble dryer and dishwasher.

BEDROOM ONE: 11'07" x 9'03" A well proportioned principal bedroom having a PVC double glazed window to the rear elevation, radiator with decorative cover, a range of fitted wardrobes providing excellent storage facilities, additional built in wardrobes and ample space for bedroom furniture.

BEDROOM TWO: 9'10" x 9'08" A further well proportioned bedroom benefiting from a PVC double glazed window to the rear elevation, fitted wardrobes with mirrored sliding doors, an additional built in wardrobe providing useful storage and space for bedroom furniture.

BEDROOM THREE: 9'08" x 7'09" Having a PVC double glazed window to the front elevation, radiator and space for bedroom furniture. This versatile room could alternatively be utilised as a home office, dressing room or additional sitting room, depending on individual requirements.

FAMILY BATHROOM: Having an obscure PVC double glazed window to the front elevation and fitted with a suite comprising a panelled bath, separate corner shower enclosure, low flushing WC and hand wash basin. Complementary tiled surrounds, tiled flooring and a heated towel style radiator.

SEPARATE WC: Having an obscure PVC double glazed window to the front elevation and fitted with a low flushing WC and hand wash basin, complementary tiled surrounds, tiled flooring, radiator and heated towel rail.

OUTSIDE

COMMUNAL GARDENS: To the rear of the development is a communal garden area, providing outdoor space for residents to enjoy.

GARAGE AND ALLOCATED PARKING: The property further benefits from its own garage, providing useful additional storage facilities, together with one allocated parking space situated to the front of the development. (Please check the suitability of this garage for your own vehicle)















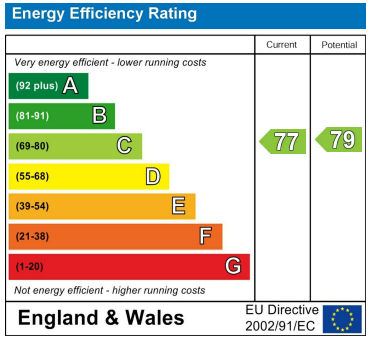
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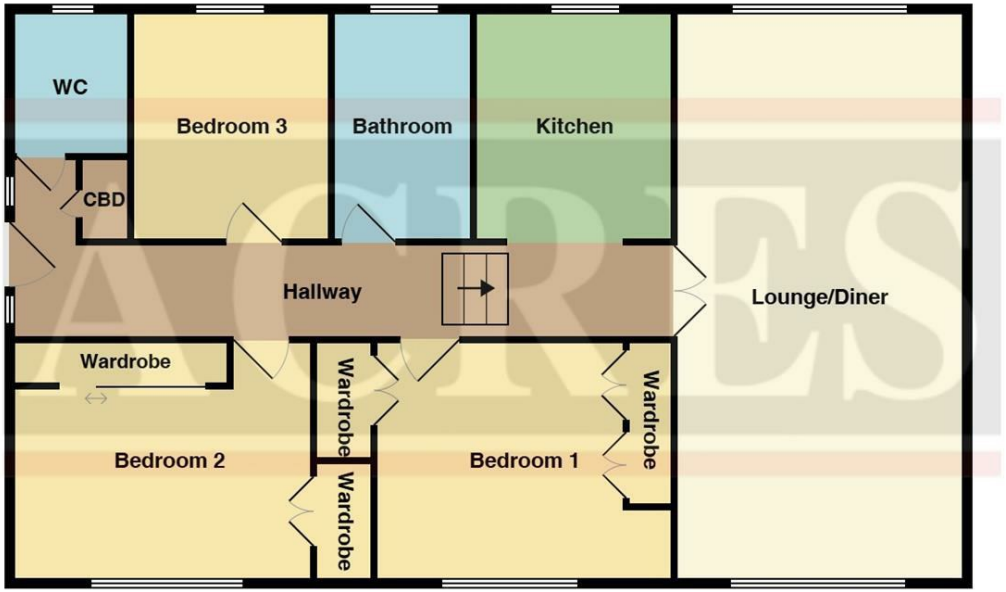
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.