ACRES

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



- A Well Presented Ground Floor Flat
- Secure entrance
- Entrance hall
- Spacious lounge with patio styled doors
- Fitted kitchen
- Bedroom with fitted mirror fronted wardrobe
- Bathroom
- Extended lease,
- Communal grounds, garage and parking
- No onward chain





ST PETERS CLOSE, SUTTON COLDFIELD, B72 1LS - OFFERS AROUND £125,000

Acres are delighted to offer for sale this superb one bedroom ground floor apartment, benefiting from an extended lease and occupying a convenient location within Sutton Coldfield, close to an excellent range of local amenities, shops and public transport links. Offering well presented and easy to maintain accommodation throughout, this delightful apartment is ideal for first time buyers or those looking to downsize, with the added benefit of direct access to the communal grounds.

Accessed via a secure communal entrance, the accommodation briefly comprises a welcoming entrance hallway, generous lounge with double glazed patio doors opening onto a small patio area, fitted kitchen, bedroom with built in mirrored wardrobes and a well appointed bathroom with white suite. Externally, the property benefits from communal gardens and residents' parking. Please note that the lease does not permit the letting of apartments within the development. Council Tax Band A.

Access is gained via a secure communal entrance door leading into the communal hallway, with a further door opening into apartment number one.

ENTRANCE HALL: Having timber-effect flooring, spotlights to ceiling and doors leading to accommodation.

LOUNGE: 13'00" x 9'03" plus door well A generous living space having timber-effect flooring, electric heater, double opening doors into airing cupboard and double glazed patio doors opening onto a small patio area overlooking the communal grounds. Access into:

KITCHEN: Having a range of matching drawer, base and wall-mounted units with work surfaces over, stainless steel sink and drainer unit, four-ring electric hob with electric oven beneath, space and plumbing for washing machine, space for fridge and door into useful pantry.

BEDROOM: 9'04" x 8'00" maximum, 6'01" minimum to wardrobe front Having built-in mirrored wardrobes, timber-effect flooring, spotlights to ceiling and space for bedroom furniture.

BATHROOM: Having a matching white suite comprising panelled bath with shower over, wash hand basin set within a vanity unit, close coupled WC, tiling to part walls and floor, spotlights to ceiling and extractor fan.

OUTSIDE: The property benefits from a small patio area accessed directly from the lounge, communal gardens and residents' parking.









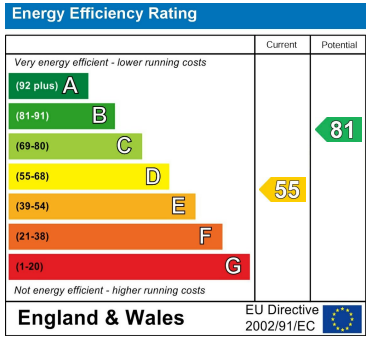
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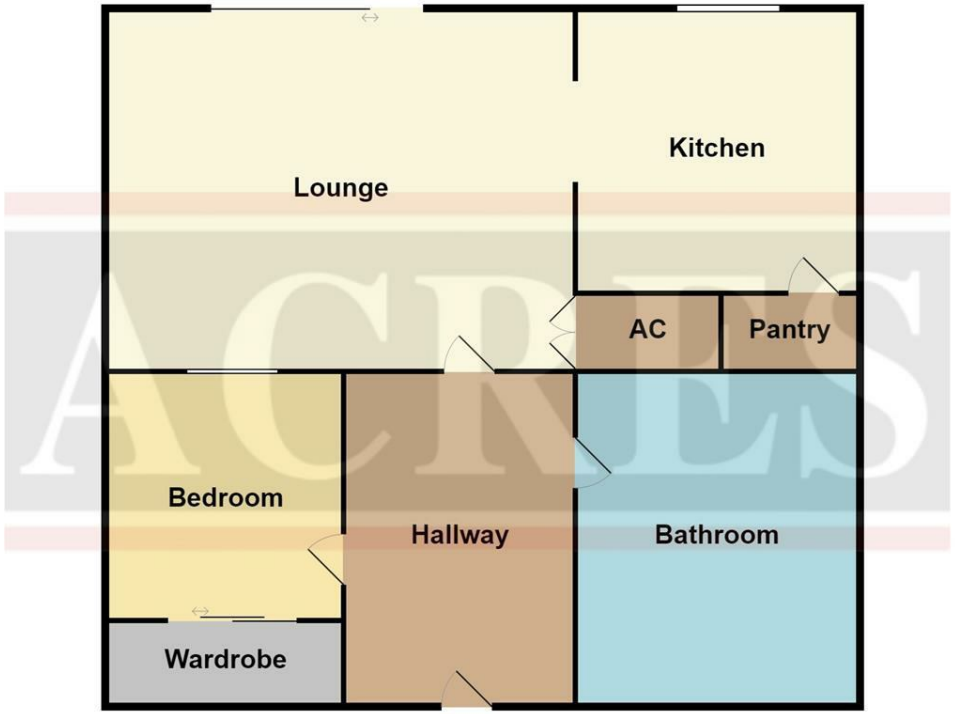
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : 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.

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.