

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Second Floor Flat
- Communal entrance with security intercom
- Bedroom with fitted wardrobes
- Bathroom with white suite
- Fitted kitchen
- Lounge with Juliette balcony
- Double glazing & electric heating (where specified)
- Allocated parking space
- Communal garden space



**RECTORY ROAD, SUTTON COLDFIELD, B75 7SB - OFFERS IN THE REGION OF £170,000**

We would like to share this immaculate leasehold one bedroom second floor flat , council tax band B, located in a very popular residential location within the royal town of Sutton Coldfield. Close to all essential amenities including public transport facilities to Sutton and Birmingham, recreational facilities including Sutton and Rectory Park, local shops at Whitehouse Common and further afield shops, restaurants and bars in Sutton and Mere Green. This property is perfect for a first time buyer, addition to a property portfolio or a downsize, with accommodation briefly comprising; Ground floor; Communal entrance with security intercom system and stairs flowing to Second floor. Second floor; Entrance hall, bedroom, bathroom, open plan lounge having a Juliette balcony and arch through to modern fitted kitchen. Double glazing and electric heating (where specified). Allocated parking space and communal garden.

We would like to share this immaculate one bedroom second floor flat located in a very popular residential location within the royal town of Sutton Coldfield. Close to all essential amenities including public transport facilities to Sutton and Birmingham, recreational facilities including Sutton and Rectory Park, local shops at Whitehouse Common and further afield shops, restaurants and bars in Sutton and Mere Green. This property is perfect for a first time buyer, and addition to a property portfolio or a downsize, with accommodation briefly comprising; Ground floor; Communal entrance with security intercom system and stairs flowing to Second floor. Second floor; entrance, hall, bedroom, bathroom, open plan lounge having a Juliette balcony and arch through to modern fitted kitchen. Double glazing and electric heating (where specified). Allocated parking space and communal garden.

**COMMUNAL ENTRANCE:**

With intercom security system.

**HALL:**

With wood effect laminate flooring, electric heater, airing cupboard, access to loft space.

**BEDROOM (FRONT):**

8'04" x 16'01"

(into door recess) Electric heater and built-in wardrobes.

**BATHROOM:**

With white suite comprising panelled bath in tiled surround with shower over, shower screen, w.c., wall heater, extractor fan.

**KITCHEN:**

3'09" x 8'05"

With range of wall and base units, work tops over incorporating single drainer stainless steel sink with mixer tap, electric hob, oven and extractor fan, wood effect floor, integrated fridge, archway through to:-

**LOUNGE:**

With wood effect laminate flooring, electric heater, double glazed sliding doors to Juliette balcony



TENURE: Leasehold

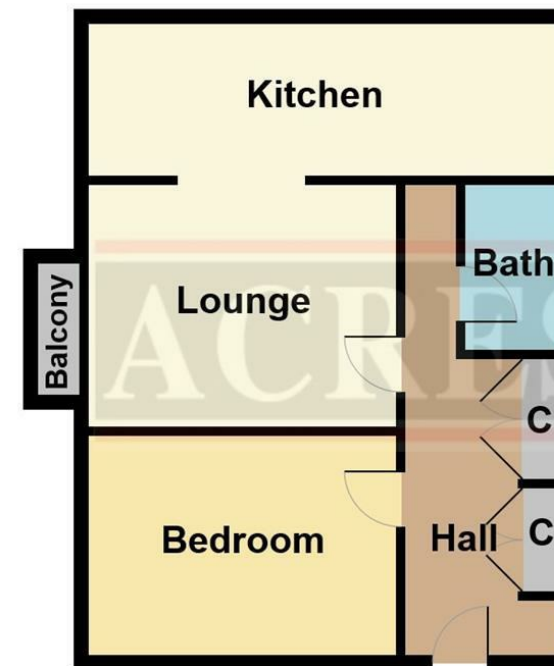
COUNCIL TAX BAND: B

FIXTURES & FITTINGS: Type here.

VIEWING: Highly recommended via Acres on 0121 321 2101

LOCATION: Set off Beeches Walk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN AS A GENERAL GUIDE. IT MERELY INDICATES THE RELATIONSHIP BETWEEN ONE ROOM AND 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.