

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Stylish Second Floor Flat
- * Two Bedrooms
- * Lounge
- * Modern Style Fitted Kitchen
- * Refitted Bathroom
- * Garage to Rear
- * Located in the heart of Sutton



BELMONT COURT, SUTTON COLDFIELD, B72 1RJ. Offers Around £185,000

An impressive and very stylish two-bedroom second floor flat located in central Sutton, enjoying the central town centre living. With accommodation that has been well maintained throughout with stylish finish and benefitting from being within walking distance of shops, restaurants, and bars, local recreational facilities and excellent public transport services including bus and network rail. With accommodation briefly comprising. Communal ground floor entrance leading to second floor. Second floor accommodation. Hall with useful storage, two good sized bedrooms, modern bathroom, well equipped modern fitted kitchen leading to lounge. Outside, Garage in separate block, well maintained grounds. Double glazing and central heating (both where applicable). EPC D.

Accessed via security entrance with stairs to the second floor.

HALLWAY: With radiator, intercom system, useful walk-in storage cupboard with power and light

LOUNGE: 10'10" X 13'11" With double glazed picture window overlooking communal grounds, radiator and glazed opening door to;

OPEN PLAN FITTED KITCHEN: 12' x 8'6" Having a great range of fitted wall and base units with complementary tiled splashbacks incorporating single drainer stainless steel sink with mixer tap over, inset four ring gas hob with electric oven beneath, stainless steel canopy extractor over, 'Glow Worm' central heating boiler in concealed unit, plumbing for washing machine, concealed floor lighting and double glazed window to side elevation

BEDROOM ONE: 13'1" x 10' With radiator and double glazed window

BEDROOM TWO: 6'8" x 13'8" With radiator and double glazed window

REFITTED BATHROOM: With white suite comprising panelled bath having shower over running off central heating system, set within slate effect tiled surround, WC, hand basin, partially tiled slate effect walls and matching slate effect flooring, radiator and extractor fan

OUTSIDE: Set within communal grounds with parking space and allocated garage to rear



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Flat 5 Belmont Court, Sutton Coldfield



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating

Very energy efficient - lower running costs

Energy Efficiency Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	D	C
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

TENURE:

We have been informed by the vendors 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:

B.

FIXTURES & FITTINGS:

As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

LOCATION :

Accessed off Holland Road.

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.