

ACRES

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



- * A very stylish first floor apartment
- * Security entrance
- * Spacious lounge/dining room
- * Private balcony
- * Fitted kitchen
- * Two double bedrooms
- * Elegant bathroom with white suite
- * Long lease plus Vendors own a share of freehold
- * Communal gardens
- * Garage en-bloc



***8 DUNCAN HOUSE, STATION ROAD, SUTTON COLDFIELD, B73 5JZ
OFFERS IN THE REGION OF £190,000***

Beautifully presented throughout and ideally situated close to many amenities including the Cross City Line, shops, restaurants etc. The property has a long lease and all Vendors own a share of the freehold, council tax band C. The interiors are very stylish throughout and include security entrance and staircase to first floor, reception door into entrance hall with large cloaks cupboard, spacious lounge/dining room with private balcony to rear, excellent fitted kitchen two excellent double bedrooms and bathroom with white suite. Outside are well maintained communal gardens to front and rear plus a garage en-bloc. Viewing is essential to appreciate what a lovely apartment this is. EPC rating C

Access is via a secure entrance with staircase to first floor, timber glazed reception door into:

HALLWAY Having radiator, doors into cloaks cupboard, bedrooms one and two, bathroom and:

LOUNGE 15'5" x 12'0" A beautifully presented lounge / dining room with coving to ceiling, elegant fire surround with fitted living flame effect electric fire, contemporary stylish radiator, double glazed window and double glazed patio door leading to private balcony, door into:

KITCHEN 8'10" x 8'0" Having a range of drawer, base and eye level cupboards, integrated wine rack, space for electric cooker with extractor hood over, complimentary quartz work surfaces and tiling to splashback, sink and etched drainer, space and plumbing for washing machine, space for fridge freezer, vertical radiator and double glazed window to rear

BEDROOM ONE 12'3" x 12'0" Double glazed picture window to side, coving to ceiling, radiator

BEDROOM TWO 14'8" max into door well 12'0" min x 9'0" A second excellent double bedroom with large double glazed window, radiator

BATHROOM Having a white suite comprising P shaped bath with overhead shower and glazed shower screen, wash hand basin, close coupled W.C, tiling to walls, double glazed patterned window and vertical radiator, tiled floor

GARAGE EN BLOC (Unmeasured—Please check this garage is suitable for your own vehicle)

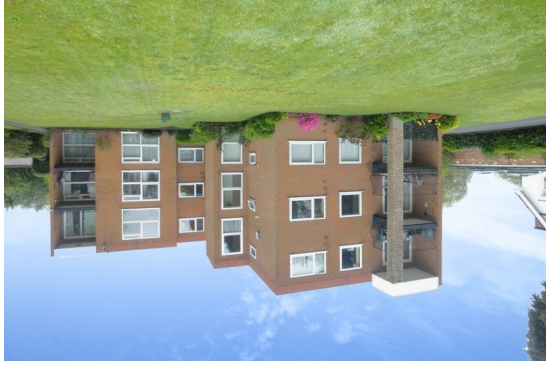
COMMUNAL GARDENS Well maintained communal gardens to front and rear



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A	731C	741C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:

VIEWING:
LOCATION :

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Rectory Road

We have been informed by the vendors that the property is Leasehold with a share of Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another

