

ACRES

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- * A lovely retirement apartment
- * Offering independent living
- * Communal facilities
- * Entrance hall and airing cupboard
- * Generous living room with Juliet Balcony
- * Stylish fitted kitchen
- * Double bedroom with fitted wardrobe
- * Shower room
- * Close to many facilities
- * No upward chain



30 Owen Court, Hollyfield Road, Sutton Coldfield, B75 7SG ~ Offers around £80,000

This is a truly lovely first floor retirement leasehold apartment offering independent living but having the benefit of a Scheme Manager, ideally located close to many amenities including shops, restaurants and public transport, The apartment has a long lease and council tax band C. The property includes communal areas including, residents lounge and laundry. Internally there is an entrance hall, large airing cupboard/storage, stylish and generous lounge with double doors to a Juliet Balcony, modern fitted kitchen, excellent double bedroom and shower room. Outside there are communal grounds. Offering no upward chain this is a fabulous buy. EPC rating C.

Access is via a secure communal entrance with lift up to the first floor, reception door into:

HALLWAY Door into deep airing cupboard, further doors into, Bedroom, Shower room and

LOUNGE 17'8" x 11'3" max 8'11"min With double glazed door with matching double glazed panel to side and Juliette Balcony, storage heater, stylish fire surround with living flame effect electric fire, coving to ceiling and door into:

KITCHEN 8'11" x 5'8" Having a range of drawer, base and eye level cupboards with worksurface and tiled splash back, stainless steel sink and drainer under the double glazed window to front, electric four ring hob with extractor hood over and fitted electric oven and microwave, coving to ceiling

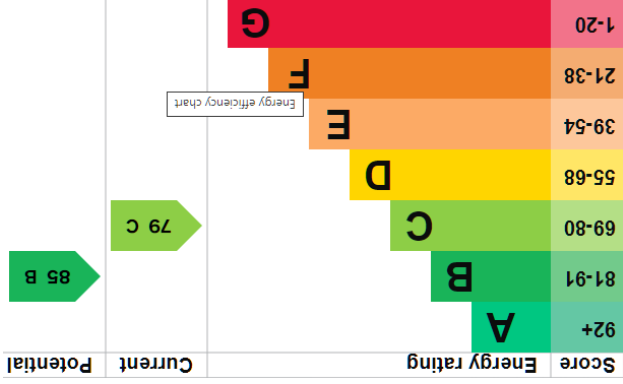
BEDROOM 8'10" x 17'7" max into wardrobe 11'8"min Having double glazed window to front, storage heater, built-in mirror fronted wardrobes, coving to ceiling

SHOWER ROOM 5'7" x 6'10" Having a self contained shower cubicle with fitted shower, close coupled WC, wash hand basin set into a vanity unit, coving to ceiling, tiling to walls



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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:

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.)
As per sales particulars.
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.

