

ACRES

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



- * A wonderful Retirement apartment
- * Ideally located close to Sutton Coldfield
- * Elegant interiors
- * Lounge/Dining Room
- * Modern styled high gloss kitchen
- * Two excellent bedrooms
- * Stylish shower room
- * Communal Lounge and Laundry
- * Scheme Manager
- * Viewing is essential to appreciate



40 Royal Court, Birmingham Road, Sutton Coldfield, B72 1LY ~ Offers around £110,000

Located in a very popular retirement development offering independent living. Leasehold and council tax band D it is ideally located close to the Royal Town of Sutton Coldfield and including a communal lounge, laundry, gardens and Site Manager. Internally this apartment is in lovely order and includes entrance hall, generous lounge/dining room, modern styled high gloss kitchen, two excellent bedrooms and a stylish shower room with double sized shower cubicle. Outside is a frontage offering resident parking spaces and to the rear is a lovely well manicured communal garden. Viewing is essential to appreciate all that is on offer. EPC rating to be confirmed.

Access is via a secure entrance with staircase and lift up to second floor

HALLWAY Having storage heater, door into airing cupboard and doors into bedrooms one and two and Shower room

LOUNGE 19'2" max 17'2" min x 11'3" max 9'1" min A beautifully presented generous living room with classically styled fire surround with marblesque back and hearth, fitted living flame effect fire, coving to ceiling, modern style electric heater, double glazed window, door into:

KITCHEN 9'0" x 5'8" A lovely modern style high gloss kitchen with a range of drawer, base and eye level cupboards, worksurface with matching upstands, four ring electric hob with glazed splash back and extractor hood over, fitted electric oven, space for fridge and freezer, spotlights to ceiling, double glazed window

BEDROOM ONE 17'7" max 15'6" min to wardrobe front x 9'3" A very spacious bedroom with double glazed window, built in mirror fronted wardrobes, coving to ceiling

BEDROOM TWO 10'6" max plus door well 8'6" min x 9'0" A second double bedroom with double glazed window to front, coving to ceiling, slim line electric heater

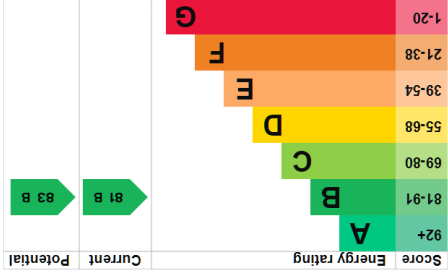
SHOWER ROOM Having a double sized shower cubicle with fitted electric shower, wash hand basin set into a vanity unit, close coupled WC, tiling and water proof covering to walls, coving to ceiling, wall mounted electric heater, extractor fan

OUTSIDE Having communal garden with lawn and planted areas



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





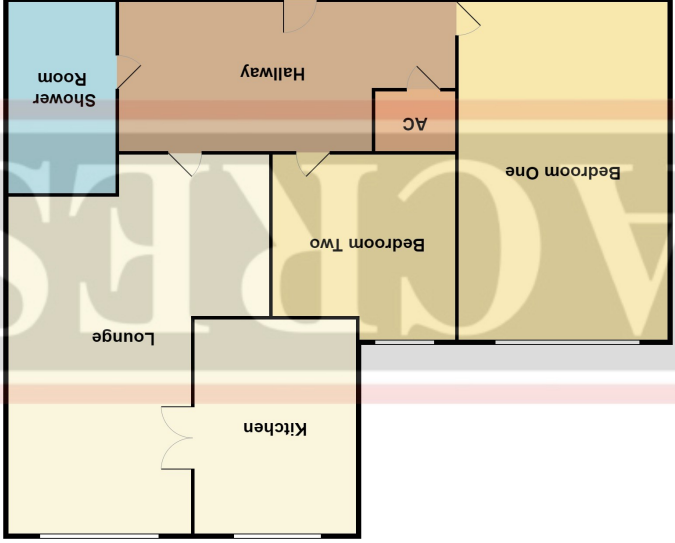
TENURE:

**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.

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.