

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A wonderful retirement apartment
- ◆ Being part of a superb retirement development offering independent living
- ◆ Communal hallways, residents lounge, other facilities and lift
- ◆ Very generous living room
- ◆ Modern styled fitted kitchen
- ◆ Large double bedroom with fitted furniture
- ◆ Shower room
- ◆ Scheme Manager
- ◆ Delightful communal gardens



Apartment 37 Steeple Lodge, Church Road, B73 5GB ~ Offers around £150,000

This is an amazing opportunity to purchase a luxury leasehold retirement apartment, council tax band C at a very realistic price. Benefiting from double glazing this lovely spacious apartment has generous and beautifully presented interiors to include, entrance hall, large stylish living room, modern styled fitted kitchen, one double bedroom with fitted furniture and shower room. It is part of a retirement development that includes a Scheme Manager, excellent communal lounge, shared hairdressing facility, laundry and the ability to use the visitors apartment in other areas throughout the country. If you are looking for a retirement apartment, do come and look at this one you will not be disappointed. EPC to be confirmed

Access is via a reception door into hallway, with doors into airing cupboard, shower room, bedroom and

LOUNGE 22'4" max 14'8" min x 14'5" max 10'10"min Four double glazed windows, minster style fire surround, electric living flame effect fire, two electric heaters, door into:

KITCHEN 7'8" x 7'5" Having a range of drawer, base and eye level cupboards, timber effect worksurface, tiling to part walls, under gallery lighting, double glazed window, four ring electric hob with extractor hood over, electric oven stainless steel sink and drainer

BEDROOM ONE 17'00" to wardrobe front x 8'1" max 6'2" min to wardrobe front Double glazed window, including modern fitted wardrobes with chest of drawers and bedside cabinet, electric heater

SHOWER ROOM Self contained shower cubicle, was hand basin set into a vanity unit, close coupled WC, tiling to walls, chrome ladder style radiator/towel rail



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:**

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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.)

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

