

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A wonderful duplex apartment
- ◆ Ideally located in the centre of Erdington close to many amenities
- ◆ Secure entrance
- ◆ Lovely welcoming hallway with staircase
- ◆ Very generous living room
- ◆ Modern styled white high gloss breakfast kitchen
- ◆ Two double bedrooms
- ◆ Bathroom with white suite
- ◆ Storage cupboard and airing cupboard
- ◆ Communal grounds and two allocated parking spaces



160 SWAN GARDENS ERDINGTON B23 6QQ ~ Offers around £128,000

This is a wonderful duplex apartment that has an extended lease and is council tax band A. It is situated perfectly in the centre of Erdington so ideal for shops, restaurants and public transport including the cross city line. The accommodation is accessed via a secure entrance and includes superb accommodation including a lovely square styled entrance hall, a very generous living room and breakfast kitchen with a range of white high gloss modern styled units. There is a staircase leading to two double bedrooms, bathroom with white suite and large storage cupboard with courtesy door leading to the top floor (ideal for moving furniture). Outside are communal grounds and two allocated parking spaces. Viewing is essential as this really is an excellent property. EPC rating D.

ACCESS IS VIA:- A communal and secure entrance with hallway and staircase up to reception door into:

HALLWAY A superb entrance with a spiral staircase up to the first floor, spotlights to ceiling, storage heater and door into:-

LOUNGE 19'10" x 10'11" A beautifully presented and extremely generous living room with two secondary glazed windows, storage heater and fire surround with living flame effect electric fire, door into :-

KITCHEN 10'2" x 9'4" Having a range of white high gloss units to include drawer base and eye level cupboards, contrasting work surfaces and tiling to splashbacks, four ring electric hob with extractor hood over and electric oven under, one and a half bowl stainless steel sink and drainer space and plumbing for washing machine, space for dishwasher, space for fridge/freezer, window, wall mounted heater.

FIRST FLOOR LANDING Door into airing cupboard, and door into storage cupboard that give access to communal landing space, offering second form of access, further doors into:-

BEDROOM ONE 9'10" x 10'8" into wardrobe 9'0" min to wardrobe front, measured at approximately 5' height some restrictive head room Velux window to roof line, slim line electric heater:-

BEDROOM TWO 9'8" x 8'6" measured at approximately 5'height some restrictive head room A second double bedroom with double glazed Velux window to roof line, slim line electric heater:-

BATHROOM Having a white suite comprising of panel bath with shower attachment, electric shower over, pedestal wash hand basin, close coupled W.C, tiling to part walls, electric ladder style radiator/towel rail, opaque glazed window

Communal grounds and two allocated parking spaces.



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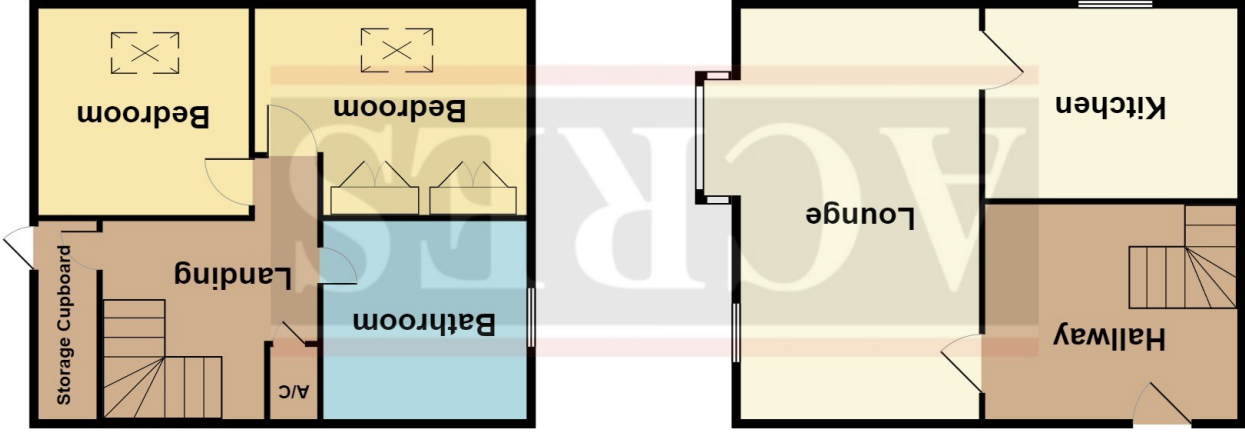


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

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.)
 A 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.