

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb ground floor retirement apartment
- ◆ Wonderful location very close to Sutton Coldfield town centre
- ◆ Private front door and hallway
- ◆ Modern styled fitted kitchen
- ◆ Generous living room with double opening doors out to the garden
- ◆ Excellent double bedroom
- ◆ Shower room with large shower cubicle
- ◆ Communal gardens that are well maintained
- ◆ Communal parking spaces
- ◆ No upward chain and original lease started at 999 years



23 Lower Queen Street, Sutton Coldfield, B72 1RT ~ Offers around £110,000

This is a wonderful retirement apartment that has the superb benefit of a very long lease. Council tax band B. Close to the Gracechurch Shopping centre and all of the amenities that are within The Royal Town of Sutton Coldfield this property includes the following. Entrance hall, generous rear lounge with double opening doors out to communal gardens, fitted kitchen, large double bedroom and shower room. Outside are communal parking spaces and large well tended gardens for residents enjoyment. Viewing should be considered a priority as this property will prove to be very popular. EPC rating to be confirmed.

Access is via a double glazed reception door that leads into

ENTRANCE HALL Coving to ceiling, electric radiator, timber effect floor, door into airing cupboard and further doors into, Kitchen, Shower room

LOUNGE 14'2" x 11'7" A lovely spacious living room with double glazed window system to rear including double opening doors out to the communal garden offering a paved patio area outside your door, fire surround with living flame effect electric fire, electric radiator, door into:

BEDROOM 12'1" x 10'1" An excellent double bedroom with double glazed window to rear, electric radiator, door into built in storage cupboard

SHOWER ROOM 6'10" x 5'3" Having a large self contained shower cubicle with fitted electric shower, white pedestal wash hand basin and close coupled WC, stylish tiling to walls, electric ladder style radiator/towel rail, wall mounted electric heater, double glazed opaque window

KITCHEN 8'10" x 8'0" Having a range of drawer, base and eye level cupboards, space for electric cooker with extractor hood over, space and plumbing for washing machine, space for slimline dish washer, stainless steel sink and drainer, work surface and tiling to splash backs, space for other white goods, double glazed window to front



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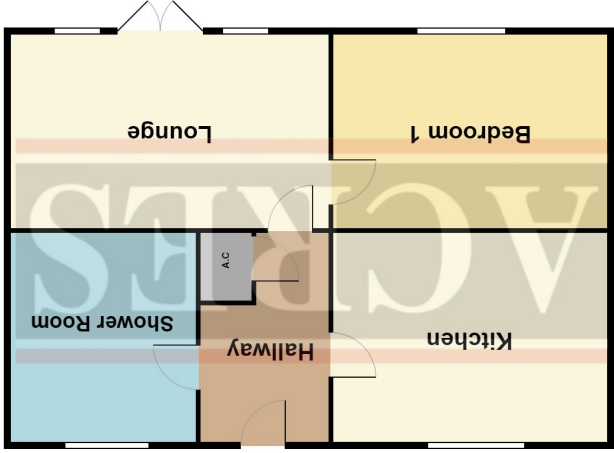
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.