

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A beautifully appointed and well presented first floor apartment
- ◆ Welcoming entrance hall with excellent storage cupboards
- ◆ Security entrance, communal gardens and allocated parking space
- ◆ Stunning living room with lounge and dining areas plus private balcony
- ◆ Large fitted breakfast kitchen
- ◆ Master bedroom with en-suite shower room
- ◆ Second Double bedroom
- ◆ Bathroom with white suite
- ◆ No Upward Chain



Flat 5, 30 Barrack Close, Sutton Coldfield, B75 7HB ~ Offers around £225,000

This is a beautifully presented first floor apartment that is leasehold and council tax band C. The apartment is situated in a very popular residential area with lovely views from all windows. Accessed via a security entrance the interiors include a superb welcoming entrance hall, with superb storage cupboards, very generous and beautifully designed living room with lounge and dining area plus access to a generous private balcony, large fitted breakfast kitchen, master bedroom with en-suite shower room, a second double bedroom and bathroom with white suite. Outside are communal gardens and an allocated parking space. Viewing is essential to appreciate all that this superb apartment has to offer. EPC rating B.

Access is via a secure entrance with staircase to communal hallway leading to a reception door into

HALLWAY A very impressive shaped entrance hall with radiator, door into full height store cupboard, door into cloaks cupboard, door into second full height storage cupboard and further doors into bedrooms one and two

LIVING ROOM 19'6" max into bay 17'10" min x 19'8" max into door well 10'6" min A beautifully presented and very generous living room with double glazed bay window to front and side, two radiators, double glazed patio door system out to private balcony and access to Kitchen

PRIVATE BALCONY A very deep balcony with tiled floor and space for alfresco dining and relaxing

KITCHEN 11'7" x 10'3" A very spacious comprehensively fitted kitchen with a range of white units to include drawer, base and eye level cupboards, space for fridge and freezer, integrated washing machine, four ring gas hob with electric oven under and extractor hood over, stainless steel one and half bowl sink and drainer, double glazed window, wall mounted gas central heating boiler, work surface and matching breakfast bar, spotlights to ceiling and timber effect floor

MASTER BEDROOM 10'10" x 11'0" A superb double bedroom with double glazed window, radiator, doors into built in double wardrobe and door into

ENSUITE A double sized shower cubicle with over head shower, pedestal wash hand basin, close coupled WC, double glazed opaque window, radiator and mosaic style tiling to part walls

BEDROOM TWO 10'4" x 12'0" max 10'0" min to wardrobe front A second excellent double bedroom with double glazed window, radiator, his and her built in wardrobes

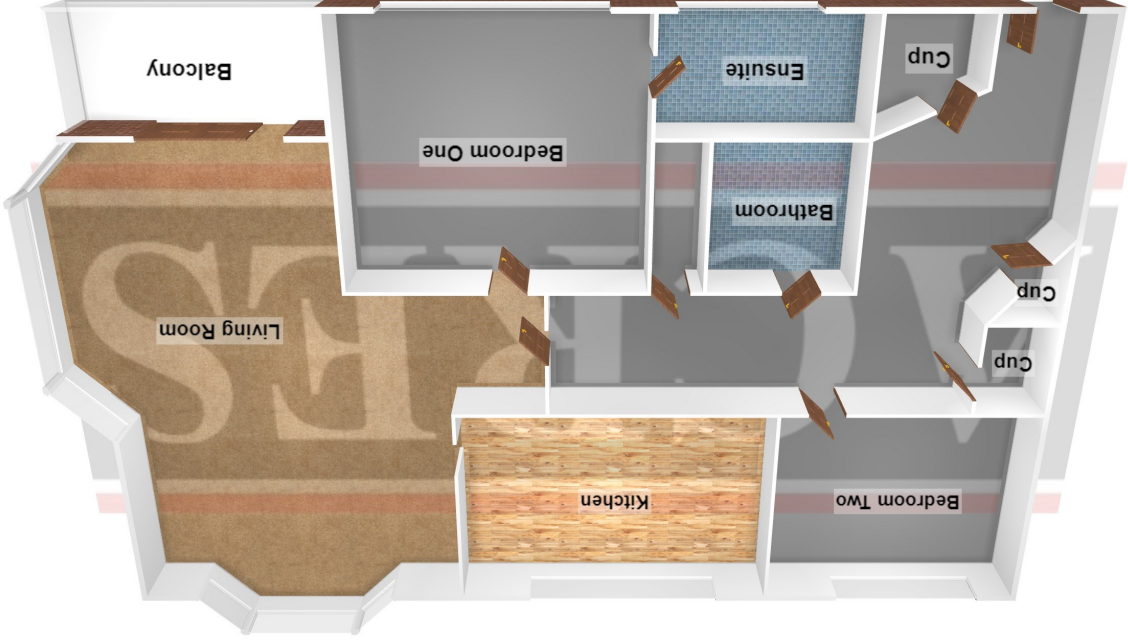
BATHROOM Having a white suite comprising of panelled bath with shower above and glazed shower screen, pedestal wash hand basin, close coupled WC, tiling to part walls, radiator



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A	84 B	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

TENURE:

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.

**COUNCIL TAX BAND:
 FIXTURES & FITTINGS:**

VIEWING:

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.