

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A superb apartment ideally located in Sutton Coldfield
- ◆ Well tended communal gardens
- ◆ Parking behind electric gates
- ◆ Secure entrance
- ◆ Spacious L shaped lounge/dining room
- ◆ Kitchen
- ◆ Two bedrooms
- ◆ Bathroom
- ◆ No upward chain



***Flat 5 Kings Oak Court, 111 Reddicap Heath Road, Sutton Coldfield, B75 7DX ~
Offers around £165,000***

This is an excellent apartment located superbly in a very popular residential location that is ideal for many amenities including, schools for all ages, shops and public transport. The apartment is leasehold and offers excellent accommodation including a secure entrance, entrance hall, spacious lounge/dining room with lovely rear views, kitchen, two bedrooms and bathroom with white suite. Outside are communal gardens and an allocated parking space behind electric gates. The property is council tax band is C and EPC rating C. This property offers no upward chain.

Access is via: A secure entrance with communal hallway and staircase up to top floor

Reception door into entrance hall with radiator, door into boiler cupboard and further doors into:

LOUNGE 15'10" max 6'5" min x 18'8" max 9'5" min An excellent L shaped lounge/dining room with three double glazed windows to rear offering glorious views, two radiators, fire surround with fitted living effect fire, open access to:

KITCHEN 6'2" x 8'10" Having a range of drawer, base and eye level cupboards, work surface and tiling to splash back, four ring gas hob with electric oven under, extractor hood over, stainless steel sink and drainer, space for washing machine, space for fridge

BEDROOM ONE 11'0" x 12'6" Having half double doors to under eaves storage, radiator, double glazed roof line window

BEDROOM TWO 9'8" x 11'0" Having double glazed roof line window, double opening half doors into under eaves storage, radiator

BATHROOM Having white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, close coupled WC, tiling to part walls, radiator, double glazed pattern window

COMMUNAL GROUNDS Allocated parking, lawns and planted trees and shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A	76 C	76 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

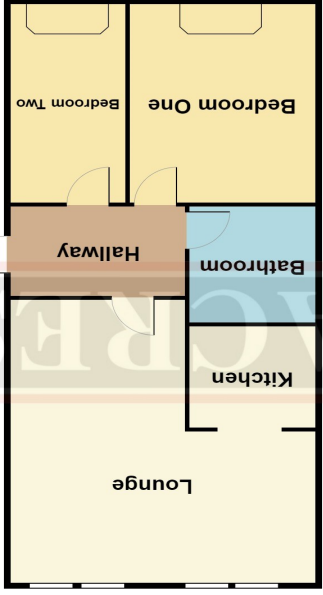


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

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.

IS NOT TO SCALE AND IS GIVEN TO PROVIDE A MERELY INDICATES APPROXIMATE RELATIONSHIP ROOM TO ANOTHER.



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