

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Top floor apartment
- ◆
- ◆ Two generous bedrooms
- ◆
- ◆ Lounge/Dining Room
- ◆
- ◆ Kitchen
- ◆
- ◆ Double glazed and gas central heating (both where specified)
- ◆
- ◆ Garage en Bloc



Flat 12 Osbourn Court, Station Road, Sutton Coldfield, B73 5JZ ~ Offers around £170,000

Situated on this popular residential road and ideally placed for the Cross City Line. This Leasehold apartment, offers generous accommodation to include lounge/dining room, breakfast kitchen, two generous bedrooms and bathroom. Garage en Bloc and standing in well tended grounds. Council tax band C. EPC rating C. Viewing is essential.

Access is via: A communal entrance with staircase to top floor, reception door into:

HALLWAY Having radiator, door into store cupboard, bedroom one, bedroom two and:

LOUNGE 18'1" x 12'3" A charming lounge/dining room with double glazed window to rear, radiator, coving to ceiling, wall light points, door into:

KITCHEN 11'11" max 9'7" min into cupboard front x 8'0" Having a range of base, drawer and eye level units and display shelving, fitted four ring gas hob with oven underneath, stainless steel sink and drainer under a double glazed window, work surface, tiling to splash back, space and plumbing for washing machine, space for white goods open access to large storage cupboard, radiator, wall mounted gas central heating boiler

BEDROOM ONE 11'3" x 11'1" min to wardrobe front A double bedroom with his and hers wardrobes with storage above, double glazed window, radiator

BEDROOM TWO 10'10" x 7'3" A further generous bedroom with double glazed window, radiator

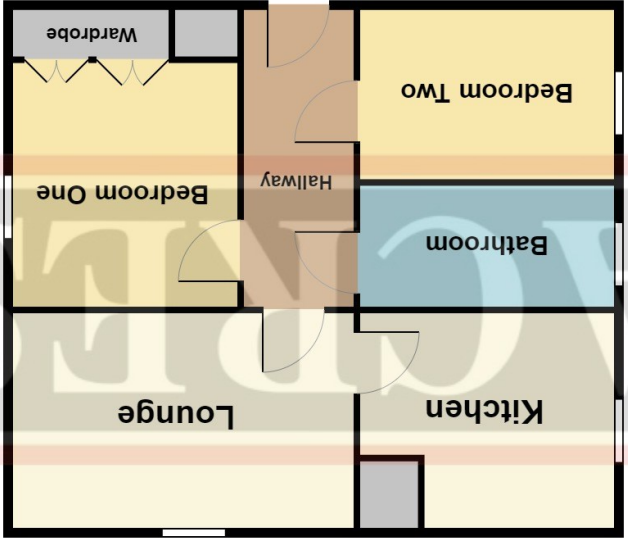
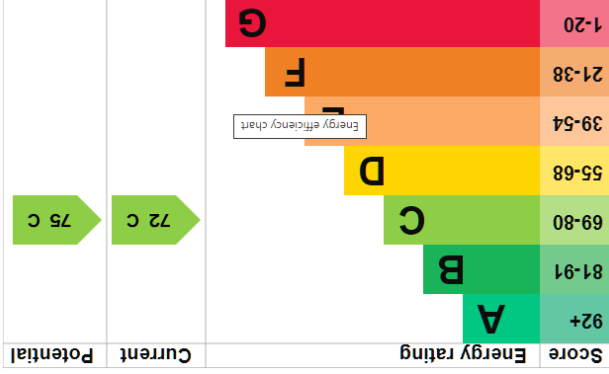
BATHROOM Having a panelled bath, self contained shower cubicle with overhead shower, wash hand basin set into a vanity cupboard, close coupled WC, double glazed opaque window, tiling to half height to walls and shower area, chrome ladder style radiator/towel rail

GARAGE En Bloc 'Please check the suitability of this garage for your own vehicle' communal lawns



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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.)

COUNCIL TAX BAND:

C As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

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.