



OFFERS IN REGION OF £425,000

PARK TREES HOUSE

24 ANCHORAGE ROAD, B74 2PL



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properties



This individually designed three-bedroom, lower ground floor apartment, with its own private courtyard patio, is part of a Grade II listed Edwardian home and is offered for sale with NO UPWARD CHAIN. The accommodation on offer comprises: an open plan lounge/kitchen area with granite worksurfaces, Bosch appliances and pitch pine antique flooring, utility room, Master bedroom with dressing area and en-suite bathroom, two further double bedrooms and fully tiled shower room. The property which is finished to a particularly high specification benefits from well-tended communal gardens, two parking spaces to the rear (one of which is in a covered car port also offers the rare opportunity of owning a quarter share of the freehold to the building. This really is a rare opportunity not to be missed!



- Stunning lower ground floor apartment Three double bedrooms
- Luxury open plan Lounge/Kitchen area Private and enclosed patio area
- Two parking spaces Amazing location close to Sutton Coldfield town
- High specification throughout



Summary of Accommodation

Open plan Lounge/Kitchen
22' 7" x 17' 11" (6.88m x 5.46m max)

Inner Hallway

Utility Room
10' 11" x 3' 8" (3.33m x 1.11m)

Master Bedroom
14' 6" x 10' 11" (4.42m x 3.33m)

En-suite bathroom
11' 4" x 5' 3" (3.45m x 1.60m)

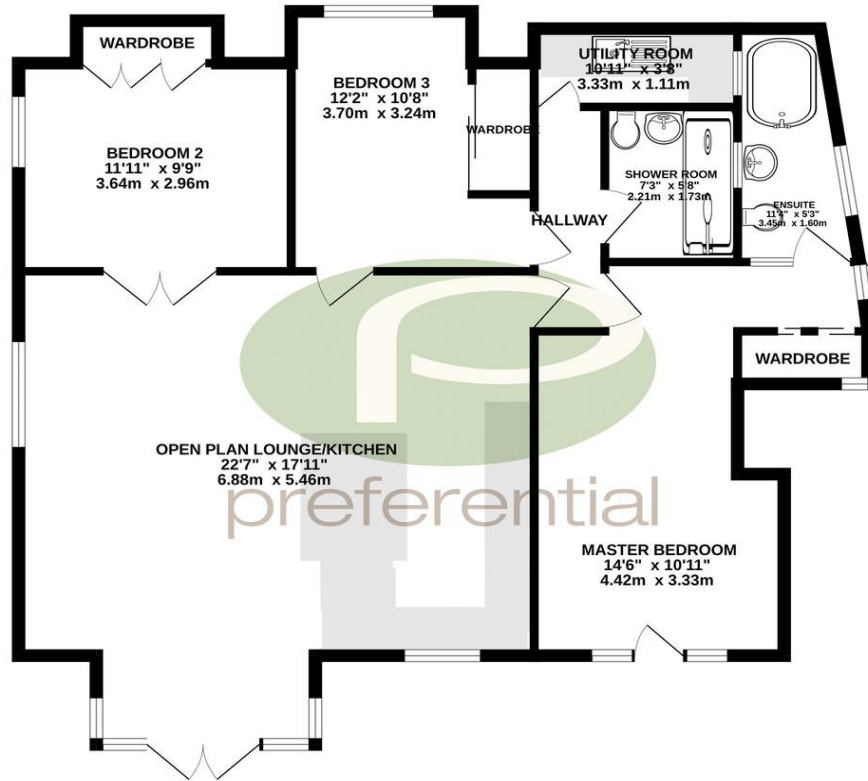
Bedroom 2
11' 11" x 9' 9" (3.64m x 2.96m)

Bedroom 3
12' 2" max x 10' 8" (4.26m x 3.27m)

Family Shower room
7' 3" x 5' 8" (2.21m max x 1.73m max)



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with the Agent.



If you are thinking of selling or renting your home, Preferential Properties would be pleased to provide a free, no obligation sales/rental valuation and marketing advice.

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