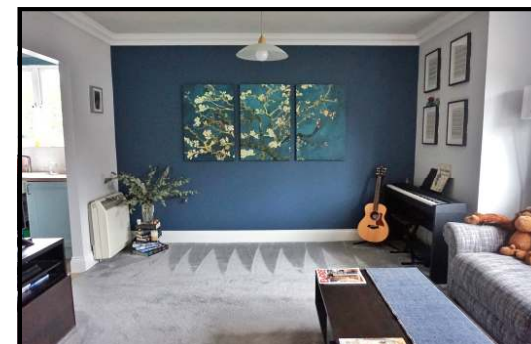


ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk @ www.acres.co.uk



- Immaculate first floor apartment
- Two bedrooms
- Grand Entrance Hall with Cloaks Cupboard
- Open Lounge Dining Area with Juliette Balcony
- Refitted Kitchen with Integral Appliances
- Refitted bathroom
- Secured gate parking
- In the heart of Sutton Coldfield



CAVERSHAM PLACE, SUTTON COLDFIELD, B73 6HY . Offers Around £190,000

Acres are excited to offer this completely refurbished first floor apartment situated within the heart of the Royal Town of Sutton Coldfield amongst the similar style properties within Caversham Place. This property has a new fitted kitchen and bathroom and stylishly decorated throughout, an internal inspection is highly recommended, being perfect for local amenities within walking distance of a variety of shops, restaurants and bars in Sutton. Also close to great transport facilities and nearby recreational facilities including Sutton Park and New Hall nature resort. This most well maintained accommodation briefly comprises; Ground floor; communal entrance with security entrance steps leading to first floor; grand entrance hall with cloaks cupboard/storage, two bedrooms, refitted bathroom, refitted kitchen with integral appliances and open lounge/dining area with Juliette balcony. Double glazing and electric heating (where specified). EPC rating C.

Allocated parking space (flat 8).

FIRST FLOOR:

HALL:

With security intercom, wood effect flooring, electric heater, coving to ceiling, useful double opening doors leading to storage cupboard

OPEN PLAN LOUNGE/DINING AREA: 16'03"max, 10'06"min x 14'08"max, 12'min

Juliette balcony, coving to ceiling, two ceiling rose, two electric storage heaters.

REFITTED QUALITY KITCHEN:

Extensive range of wall and base units, work top over incorporating induction hob and electric oven below, extractor fan over, porcelain sink unit with mixer tap, microwave, tiled splashbacks, integrated fridge and freezer, dishwasher and washing machine, double glazed window, inset lighting, coving to ceiling.

BEDROOM ONE (FRONT): 13'07", 11'05" x 10 (not including door recess)

With double glazed window to front, coving to ceiling, electric heater.

BEDROOM TWO (FRONT): 15'05"max, 12'08"min x 7'11"

With double glazed window, coving to ceiling.

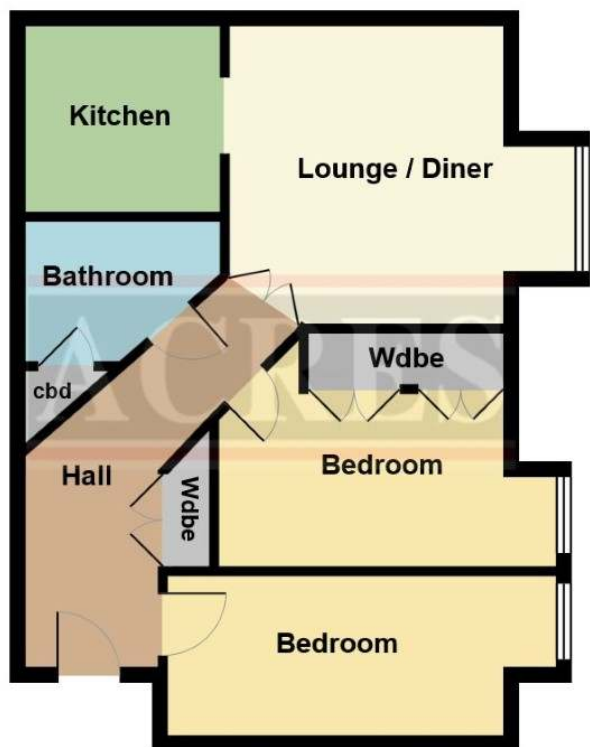
IMPRESSIVE REFITTED FULLY TILED BATHROOM:

With white suite comprising panelled bath with shower over, fully tiled surround, wash hand basin set in vanity unit, low flush w.c., chrome towel rail, extractor fan, airing cupboard and inset lighting.

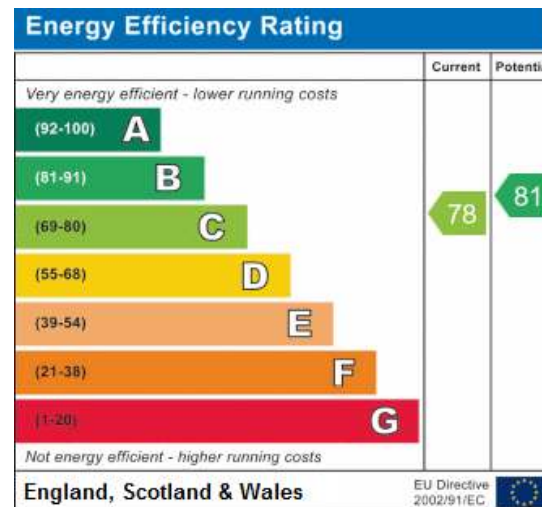


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.)

COUNCIL TAX BAND:

D.

FIXTURES & FITTINGS:

As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

LOCATION :

Accessed via Manor Hill.

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.