

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Beautifully positioned for many local amenities
- * A popular purpose built apartment
- * large lounge with balcony
- * Generous breakfast kitchen
- * Three excellent bedrooms
- * Shower room
- * Double glazing and gas central heating (both where specified)
- * Large well tended communal grounds
- * Garage
- * Original lease approximately 48 years remaining



Flat 5 The Laurels, Station Road, Sutton Coldfield, B73 5JZ— Offers Around £160,000

This is a very rare opportunity to purchase a superb three bedroom apartment beautifully situated on Station Road close to many amenities including the cross city line the Royal town of Sutton Coldfield and Wylde Green. The property has an original lease of approximately 47 years so a cash buyer is required. The price this property is marketed for is very low for the block to enable the buyer to increase the lease if they so wish. The interiors include security entrance, communal hallway and staircase leading to second floor, the flat enjoys entrance hall with cloaks cupboard and two large storage cupboards, generous lounge with patio doors leading to a private balcony, large breakfast kitchen, three generous bedrooms and a shower room. Outside are well tended communal grounds to front and rear and a garage en-bloc. Viewing is essential to appreciate what a good buy this is. EPC rating D

Access is via A secure entrance and communal hallway with staircase to second floor

Reception door into entrance hall with coving to ceiling, radiator, double opening doors into cloaks cupboard and further door into storage cupboards, door into lounge, kitchen, bedrooms and bathroom, double opening doors to second storage cupboard

LOUNGE 17'7" x 11'7" Having double glazed window system with patio door leading to balcony, coving to ceiling, radiator, classically styled fire surround with marblesque back and hearth, electric fire, double opening doors out to hallway and kitchen

BREAKFAST KITCHEN 16'0" x 10'10" max 9'0" min A very generous kitchen with a comprehensive range of cupboards to include drawer, base and eye level cupboards, integrated dishwasher, integrated washing machine, fridge and freezer, four ring electric hob with double oven/grill combination below and extractor hood over, worksurface, tiling to splashbacks, sink and drainer, double glazed window to side and front, radiator

BEDROOM ONE 10'10" x 11'7" A generous bedroom with double glazed window to rear over looking communal gardens, coving to ceiling, radiator

BEDROOM TWO 10'10" x 10'10" A second double bedroom with coving to ceiling, double glazed window, radiator, built in his and her wardrobes

BEDROOM THREE 10'10" x 7'0" A third excellent bedroom with double glazed window to rear, radiator

SHOWER ROOM Having a self contained shower cubicle with fitted shower, pedestal wash hand basin and close coupled WC, tiling to part walls, period style radiator/towel rail

COMMUNAL GROUNDS Large tended gardens with access to garages en-block

GARAGE (please check the suitability of this garage for your own vehicle) Up and over doors to front



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



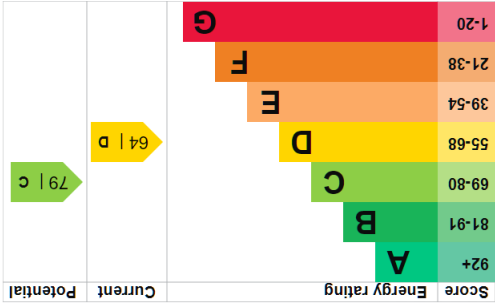
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.



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

