

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Modern central apartment
- * First floor accommodation
- * Modern refitted kitchen with quality fittings
- * Modern refitted shower room
- * Two good sized bedrooms
- * Open lounge and dining room
- * High quality fittings throughout
- * Central location within Sutton town centre
- * Tastefully decorated throughout



32 CAVERSHAM PLACE, SUTTON COLDFIELD, B73 6HY Offers Around £230,000

An impressive modern two bedroom apartment situated in the prestige development of Caversham Place. This central location of Sutton Coldfield is perfectly situated behind security gates, walking distance of restaurants, bars, and shops in Sutton town centre, excellent public transport facilities, recreational facilities (Sutton Park). Enjoying a refitted shower room and fitted kitchen this well designed apartment MUST be viewed to fully appreciate the finish within, with accommodation briefly comprising. Ground floor. Communal entrance with security intercom system, stairs flowing to first floor accommodation with hall enjoying ample storage, two bedrooms, open lounge/dining room giving access to a refitted quality kitchen, refitted modern finish shower room. Outside. Allocated parking space (plus use of visitors space), well maintained communal grounds surround the development with security gates.

COMMUNAL ENTRANCE:

With Intercom system & stairs to first floor

HALLWAY:

Solid wood floor with coving to ceiling, electric heater, inset lighting, useful double doors cloaks cupboard & Intercom system.

ELEGANTLY LAID OUT LOUNGE /DINING ROOM : 18' 4" x 12' 9"

With two double glazed windows, solid wood floor, coving to ceiling, central ceiling rose & electric heater leading to:

RECENTLY REFITTED KITCHEN 6'7" x 9' 1"

With excellent range of modern wall & base units, integrated washer machine, fridge freezer, electric oven & hob with extractor fan, complimentary tiled splashbacks, inset single stainless steel sink unit with mixer tap, tiled effect flooring, coving to ceiling, tiled floor & inset lighting

BEDROOM ONE : 10' 1" x 11'1"

With built in wardrobes, Double glazed window, electric heater & solid wood floors

BEDROOM TWO: 11' 6" x 7'10"

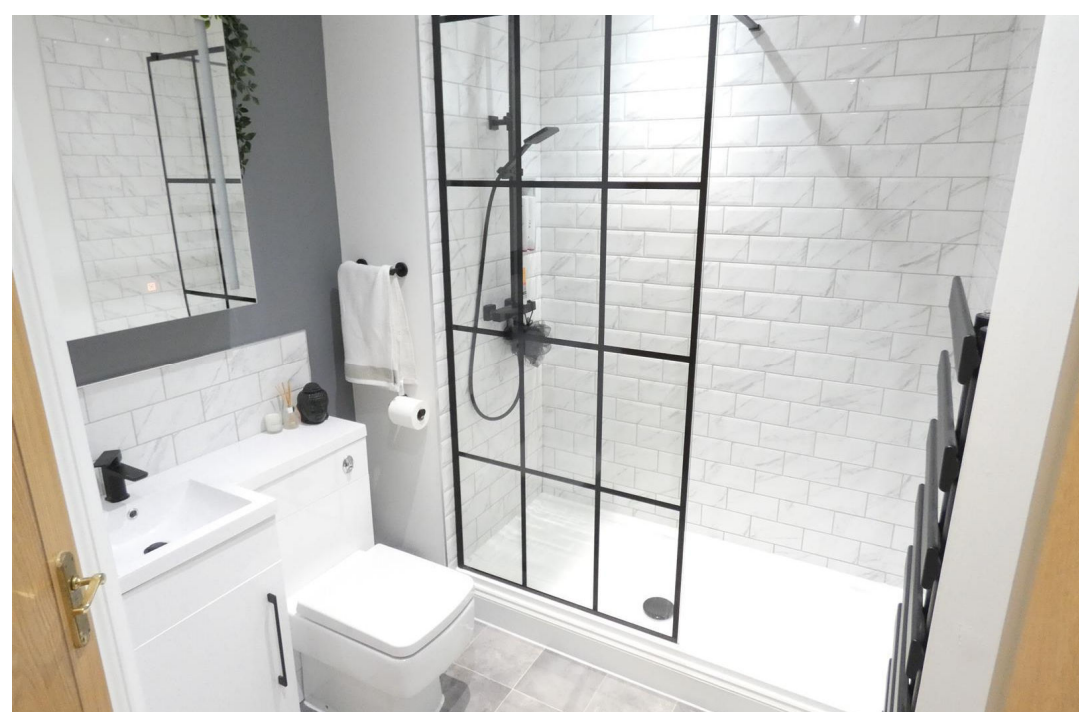
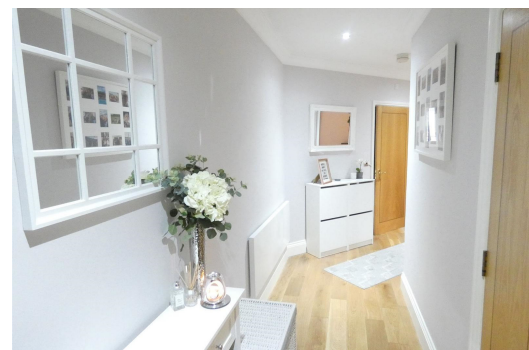
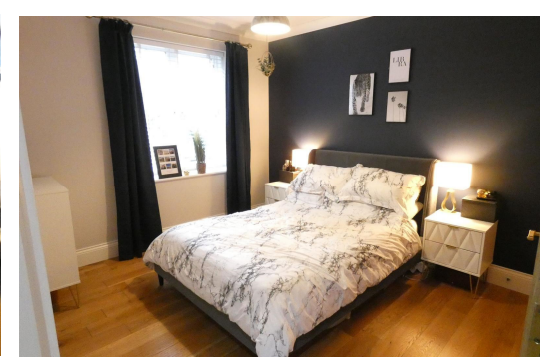
Coving to ceiling, Double glazed window, electric heater, solid wood floor

REFITTED MODERN SHOWER ROOM:

With suite comprising of fully tiled walk in shower, W/C & hand basin with partially tiled splashbacks, tiled effect flooring heated towel Rail, extractor fan and airing cupboard housing hot water tank.

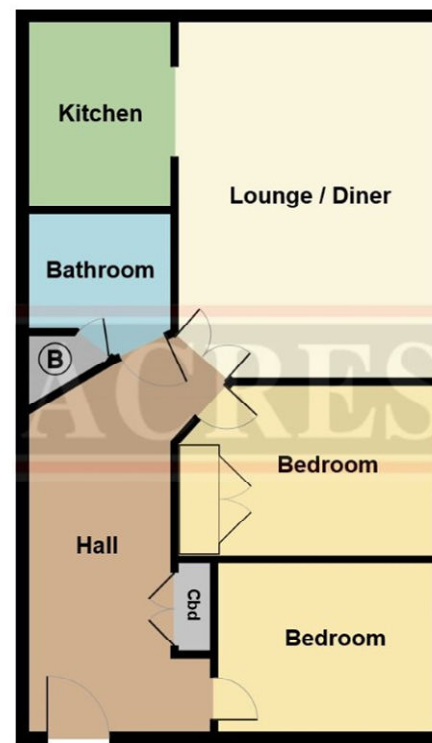
OUTSIDE:

Well maintained communal grounds, allocated parking space with security gates.

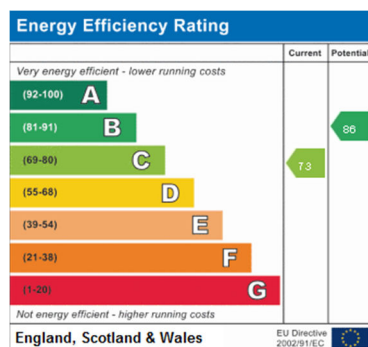


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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:

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FIXTURES & FITTINGS:

As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

LOCATION :

Set off the Birmingham Road

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.