



**PAUL
CARR**
Estate Agents

Flat 3 Rowan Court, Bowlas Avenue,
Sutton Coldfield, B74 2TT

£180,000

£180,000



This stylish ground-floor gem is bursting with personality and offered with no chain — perfect for anyone ready to fall in love at first viewing.

Step inside and you'll find a wonderfully bright through living and dining room, with windows at both ends that invite light and sunshine through the space all day long.

The kitchen is not only well fitted and practical but also enjoys a lovely private outlook over the gardens.

The apartment boasts two generous double bedrooms, each a cosy retreat with plenty of room to unwind, while the sleek, modern bathroom adds a touch of everyday luxury.

Cleverly designed with lots of storage this home keeps things practical without sacrificing style. Externally, there is plenty of resident and visitor parking.

Bowlas Avenue is an excellent location for access to bus and train links offering direct routes into Birmingham and Lichfield City Centres. Local convenience shops are accessible on foot and nearby Mere Green offers a wealth of bars, restaurants and boutiques. This is also a great location for nearby Primary and Secondary schools.



Property Specification

Ground Floor apartment
NO UPWARD CHAIN
2 DOUBLE bedrooms
Modern throughout
Plenty of storage

Hall

Living/Dining Room

7.14m (23'5") x 3.38m (11'1") max

Kitchen 3.28m (10'9") x 2.34m (7'8")

Bedroom 1

3.29m (10'9") x 3.28m (10'9")

Bedroom 2

3.56m (11'8") x 2.95m (9'8")

Bathroom



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

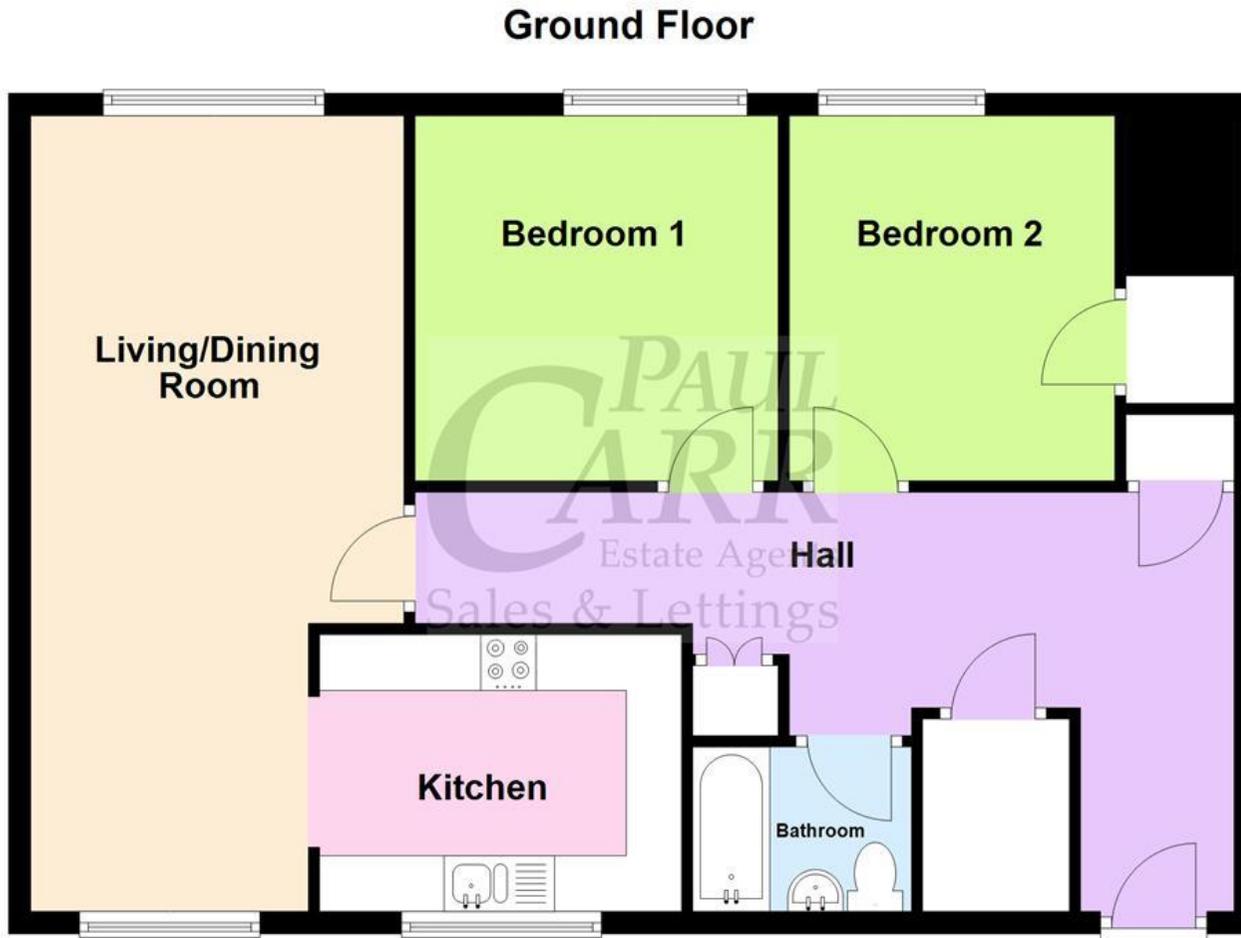
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, water, electric and drainage
Council tax band: B
Tenure: Leasehold - 88 years remaining
Ground Rent & Service Charge: £1488 per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

