



The Green Gables, Lichfield Road,
Sutton Coldfield, B74 2SX

£165,000

£165,000

2  1  1 

Residing within close proximity to local amenities and transport links, this two bedroom second floor flat offers spacious and neutrally decorated accommodation throughout and would make an ideal rental investment, first timebuy or downsize. *

Entrance hall * Kitchen * Lounge * Two bedrooms * Bathroom * Garage *





Agent's Note:

Property Specification

SECOND FLOOR
TEO BEDROOMS
KITCHEN
LOUNGE
CLOSE TO SUTTON PARK

Hall

Kitchen

3.71m (12'2") x 3.07m (10'1") max

Living Room

4.47m (14'8") x 4.06m (13'4")

Inner Hallway

Bedroom 1

3.54m (11'7") x 3.48m (11'5")

Bedroom 2

3.48m (11'5") x 2.67m (8'9")

Bathroom

Viewer'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:

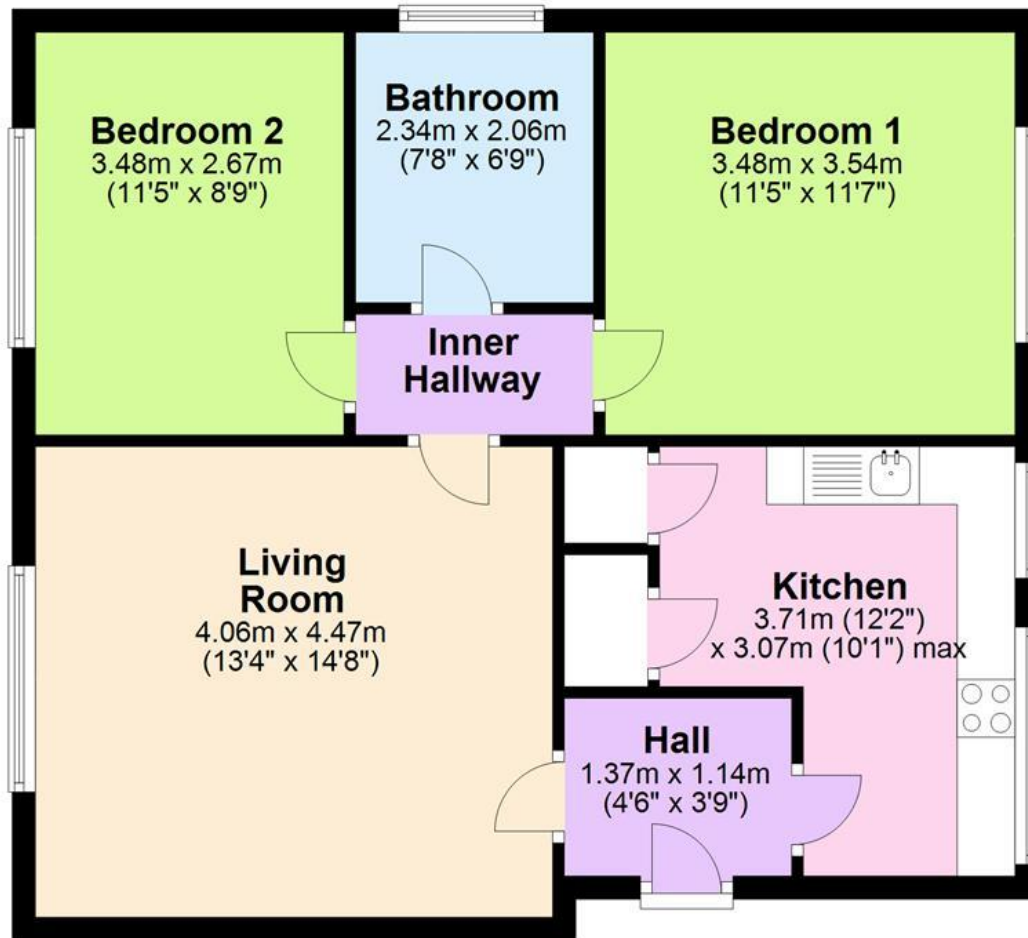
Council tax band: B
Tenure: Leasehold years remaining, lease from
Ground Rent: £5.00 Per annum
Service Charge: £1200.00 Per annum

Floor Plan

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

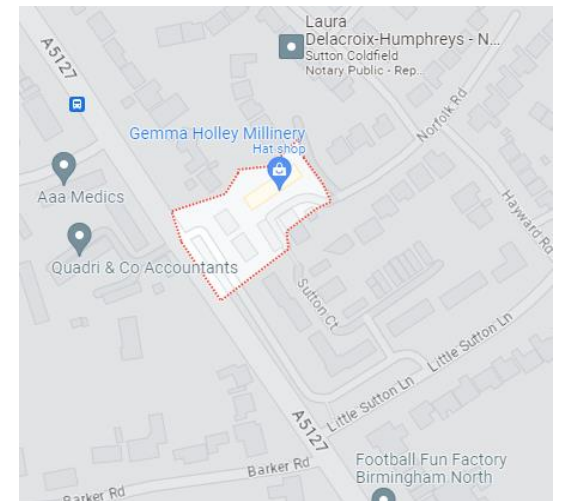
Energy Efficiency Rating

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



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