



Eton Court ,Vesey Close,
Sutton Coldfield, B74 4QN

Offers in Excess of £250,000

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Sold with the benefit of NO UPWARD CHAIN and its own private outdoor patio!

This two-bedroom ground floor apartment neatly positioned in manicured communal grounds on the highly desirable Walsall Road is truly a fantastic opportunity for first time buyers, investors, and anyone looking for a lock up and leave and viewing Highly Recommended.

Featuring a generously sized living/dining room area, providing ample space for relaxation and entertaining. The well-fitted kitchen offers functionality and style. There are two comfortable double bedrooms, along with a bathroom, completing this inviting living space.

Sutton Park is within walking distance providing 2400 acres of parkland with lakes and fine dining restaurants. For the sporting enthusiast there is a Tennis Club on Streetly Lane, Four Oaks Cricket Club on Clarence Road and Aston Wood Golf Club. For schooling there is a good choice of schooling for primary to secondary age groups.





Property Specification

GROUND FLOOR APARTMENT
NO UPWARD CHAIN
CLOSE TO THE POPULAR MERE GREEN COMPLEX
WALKING DISTANCE TO ROYAL SUTTON PARK
PRIVATE OUTDOOR PATIO

Hall

Living Room/Dining Room
8.08m (26'6") x 4.19m (13'9") max

Patio

Kitchen
2.54m (8'4") x 2.34m (7'8")

Bedroom 1
3.55m (11'8") x 3.48m (11'5")

Bedroom 2
3.18m (10'5") x 2.84m (9'4")

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:

Viewer's Note:

Services connected: TBC
Council tax band: D
Tenure: TBC
Ground Rent: TBC
Service Charge: TBC

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Map Location

