



Vesey Close,
Sutton Coldfield, B74 4QN

Offers in excess of £160,000

£170,000



The views from this top floor apartment are truly breathtaking, with large windows and the balcony perfectly framing the serene pond and grounds offering a tranquil and picturesque setting. The hallway is spacious and creates a welcoming entrance. The living/dining room is generously sized, providing ample space for relaxation and entertaining. The kitchen is functional and offers plenty of room for cooking. There are two fantastic-sized bedrooms, both positioned to take full advantage of these views allowing you to wake up to the calming sight of water. The accommodation is completed by a modern bathroom with a separate wc for added convenience. Additionally, there is a garage, providing extra storage or parking 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

CASH BUYERS ONLY
TOP FLOOR APARTMENT
NO UPWARD CHAIN
STUNNING VIEWS OVER THE POND AND GROUNDS
BALCONY TO ENJOY OUTDOORS

Hall

Living/Dining Room 8.00m (26'3") x 4.24m (13'11") max

Balcony

Kitchen 2.51m (8'3") x 2.34m (7'8")

Bedroom 1 4.22m (13'10") x 3.78m (12'5")

Bedroom 2 3.15m (10'4") x 2.87m (9'5")

Bathroom

WC

Garage

Agent's Note:

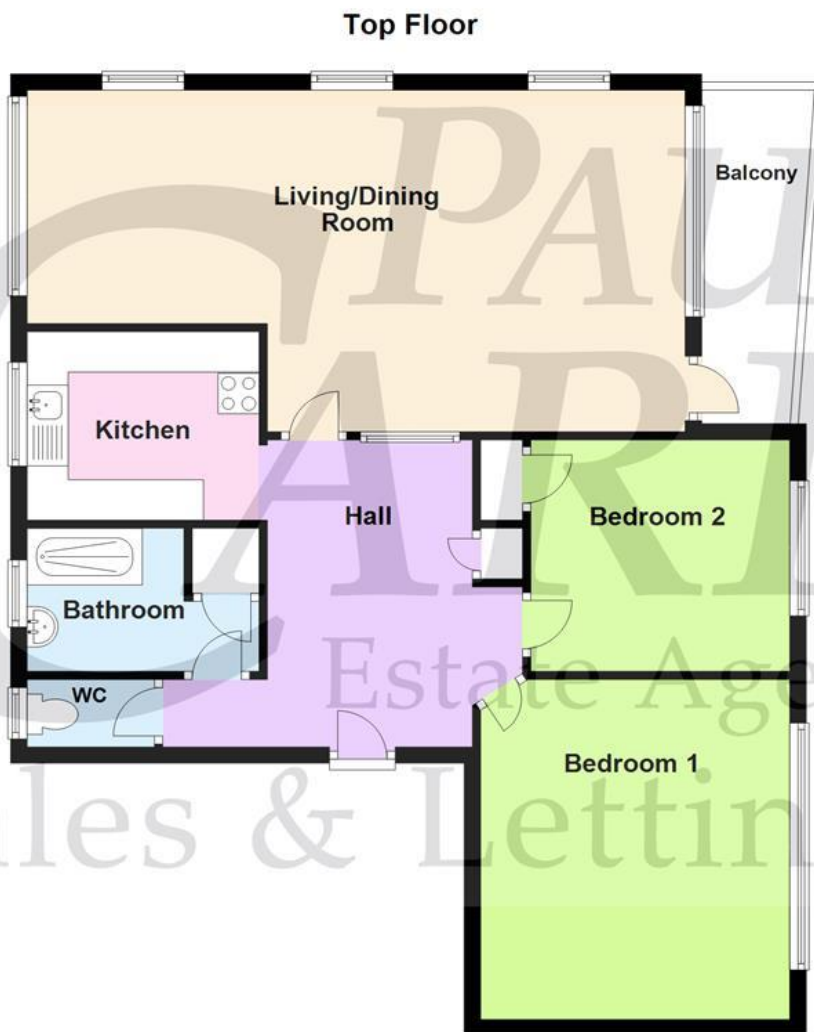
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Viewer's Note:

Services connected: Electric, water, drainage
Council tax band: D
Tenure: Leasehold 48 years remaining
Ground Rent: £25
Service Charge: £1943
Restrictions: N/A

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		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Map Location

