



Somerville Court, Braemar Road,  
Sutton Coldfield, B73 6LU

£110,000

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This well presented first floor flat occupies a highly coveted and well-regarded location within close proximity of many desirable amenities including nearby shopping on Boldmere high street, Sutton park and excellent transport links.

Accessed via a secure entry the first-floor accommodation comprises a hallway with doors off to a living room and balcony, a double bedroom with built in wardrobe along with a kitchen and bathroom.

Outside there are communal gardens and a garage en-block.

- WELL PRESENTED FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- NEW LEASE
- NO ONWARD CHAIN
- COVETED AND CONVENIENT LOCATION
- GARAGE EN BLOCK
- LIVING ROOM WITH BALCONY OFF
- WHITE BATH SUITE
- NOT SUITABLE FOR RENTAL





### **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: 26th March 2021

## **Property Specification**

### **WELL PRESENTED FIRST FLOOR FLAT**

The property briefly comprises:

**Hall**

**Bathroom 2.59m (8'6") x 1.80m (5'11")**

**Kitchen 2.59m (8'6") x 1.80m (5'11")**

**Living Room 3.66m (12') x 3.33m (10'11")**

**Bedroom 3.09m (10'2") x 2.41m (7'11")**

**Balcony 3.33m (10'11") x 0.79m (2'7")**

### **Viewer's Note:**

Services connected: Mains electricity, water & drainage  
Council tax band: A

Tenure: Leasehold 99 years remaining  
Ground Rent: £100 per annum  
Service Charge: £1608 per annum

# Floor Plan

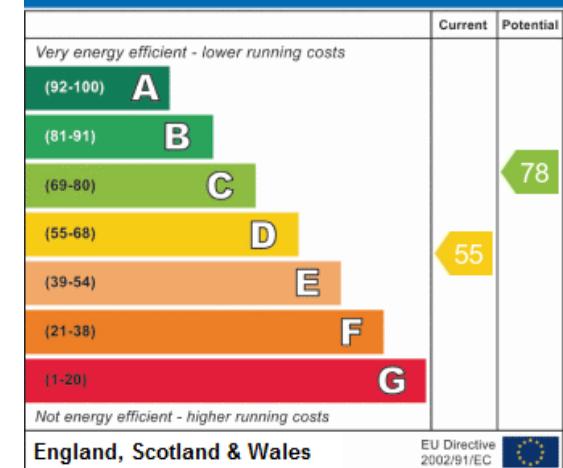
This floor plan is not drawn to scale and is for illustration purposes only

## Floor Plan



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

