



Brooks Road, Wylde Green
Sutton Coldfield, B72 1HS

£255,000

Wylde Green

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION. This superbly proportioned and well-presented second floor two double bed executive apartment offers panoramic views to the horizon and occupies a most convenient and sought after location within close proximity of many desirable amenities including shops and transport links.

Offering a generous lease, the accommodation includes an expansive living and dining room, a fitted kitchen with integrated dishwasher, fridge, oven and hob; bathroom/shower room, and to the master bedroom a fitted double wardrobe.

Having recently been redecorated to high standard this apartment is an absolute must for viewing and would suit both first time buyers and investors alike.

To the outside elevations there are landscaped gardens and communal parking, and a garage positioned within separate block.

Early viewing is essential in order to avoid disappointment. All viewings are strictly by appointment only and via Paul Carr Boldmere office for proceedable purchasers.

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.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION - SUBSTANTIAL LEASE WITH FREEHOLD SHARE

SUPERBLY LOCATED MOST LUXURIOUS SECOND FLOOR APARTMENT SITUATED IN A WELL-REGARDED RESIDENTIAL LOCATION HAVING BOTH ROAD AND RAIL LINKS WITHIN SHORT DISTANCE

OUTSTANDING CONTEMPORARY PRESENTATION THROUGHOUT

GENEROUS LOUNGE OPEN PLAN DINING ROOM DINING ROOM HAVING DELIGHTFUL PANORAMIC VIEWS FITTED KITCHEN WITH A RANGE OF MATCHING BASE AND WALL UNITS WITH INTEGRATED FRIDGE, WASHING MACHINE, UPRIGHT OVEN, MICROWAVE AND DISHWASHER



Hallway 7.44m (24'5") x 1.15m (3'9")
 Bedroom 1 4.21m (13'10") x 3.59m (11'9") max
 Lounge 5.49m (18') x 3.44m (11'3")
 Dining Area 3.53m (11'7") x 2.69m (8'10")
 Bedroom 2 4.30m (14'1") x 3.08m (10'1")
 Kitchen 2.57m (8'5") x 2.55m (8'4")
 Shower Room
 Airing Cupboard

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: 18th December 2025

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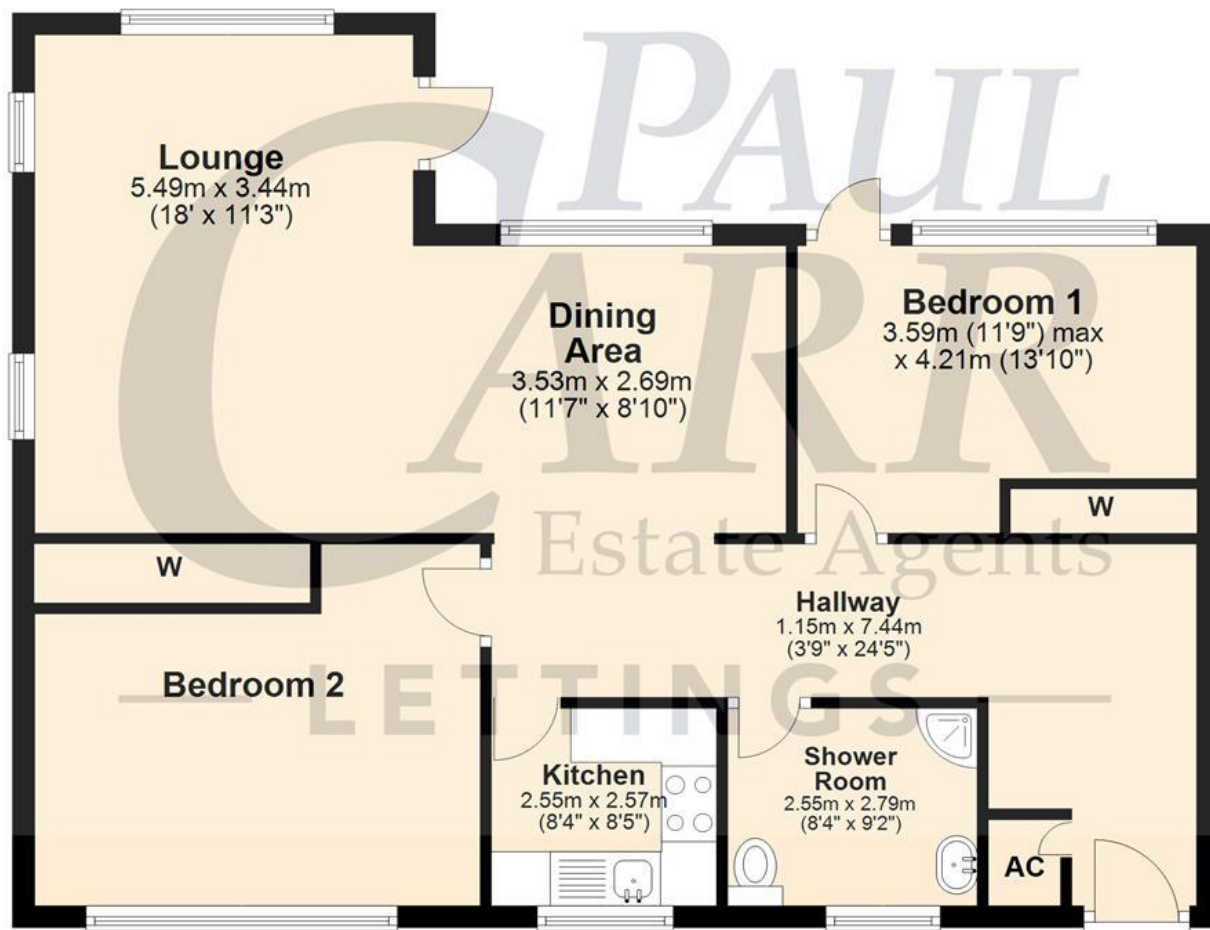
Viewer's Note:

Services connected: WATER DRAINAGE AND ELECTRICITY
 Council tax band: D
 Tenure: Leasehold - 999 year lease from 25th December 1974
 Ground Rent: £0
 Service Charge: £2100 per annum
 Restrictions: N/A

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location



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