



St. Peters Close,  
Sutton Coldfield, B72 1LS

**Guide Price £160,000**



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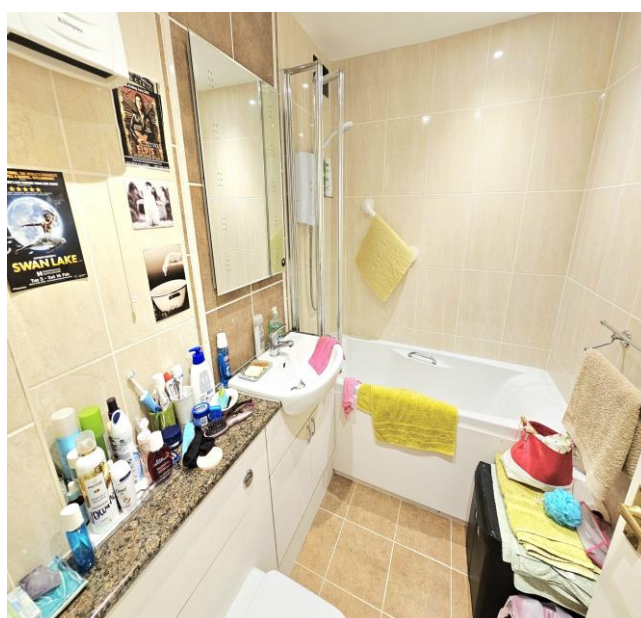
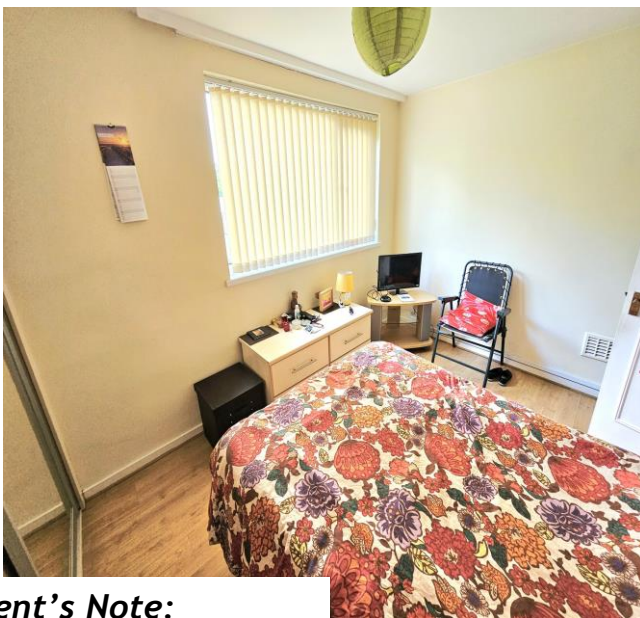


Enjoying a prime position with elevated views towards Sutton centre this well-presented second floor apartment is an ideal opportunity for first-time buyers, downsizers, or investors. The property combines convenience with tranquility, benefiting from excellent transport links to local amenities while being tucked away in a peaceful, well-maintained setting. The accommodation briefly comprises: an inviting entrance hallway with storage, a spacious lounge/dining room boasting picturesque views, a fitted breakfast kitchen, two generous bedrooms a bathroom with full white suite having panel bath with shower over. The property also benefits from beautifully kept communal grounds and a garage located in a separate block. Early viewing is highly recommended and can be arranged through the selling agents, Paul Carr Estate Agents Boldmere.

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.







## Property Specification

Being Sold by Paul Carr Modern Auction(BUY IT NOW  
Option Available) - Reservation Fee Applies  
LOCATED WITH SHORT WALKING DISTATNCE OF SUTTON  
TOWN CENTRE  
LOCAL AMENITIES INCLUDE ROAD AND RAIL TRANSPORT  
CONNECTIONS AND A RANGE OF SHOPS, STORES AND

Lounge 5.37m (17'7") x 3.78m (12'5")

Kitchen 3.42m (11'3") max x 2.28m (7'6")

Bedroom 1 2.28m (7'6") x 2.00m (6'7")

Wardrobe

Bedroom 2 3.75m (12'4") x 3.00m (9'10")

A/C

Bathroom

C

### 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: 8th July 2025

**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.

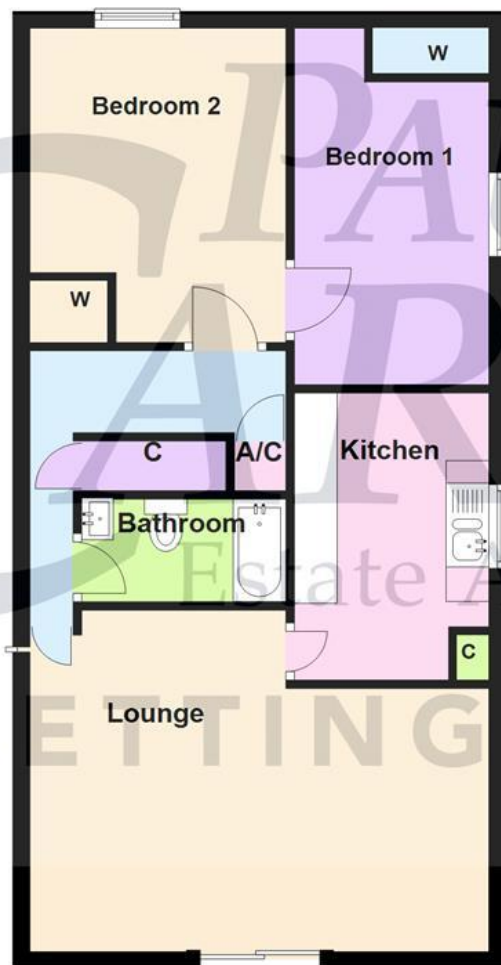
### Viewer's Note:

Services connected: elec, water and drainage  
Council tax band: C  
Tenure: Leasehold years remaining, lease from 25th March 1985  
Ground Rent: £35  
Service Charge: £1530

# Floor Plan

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

Second Floor



## 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