



Station Road,
Sutton Coldfield, B73 5LA

£220,000

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This superbly appointed conveniently located ground floor flat offers the advantage of no onward chain and benefits from an excellent living room, two generous double bedrooms, a stunning recently re-fitted kitchen, contemporary family bathroom and shower room en-suite. Offered with the advantage of no onward chain the accommodation is ideally situated for a superior local transport network both road and rail and enjoys close proximity to many sought after amenities in the nearby shopping centres of Wylde Green, Boldmere and beyond. Off road parking is available via allocated spaces in the secure gated car park which also offers visitor parking. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

SUPERBLY PRESENTED CONVENIENTLY LOCATED GROUND FLOOR FLAT
TWO GENEROUS DOUBLE BEDROOMS
OFFERED WITH NO ONWARD CHAIN
RE-FITTED FAMILY BATHROOM AND MODERN SHOWER ROOM EN-SUITE

Hall

Store

Store

Kitchen 2.80m (9'2") max x 2.74m (9')

Bathroom

Living Room 4.67m (15'4") x 3.78m (12'5")

Bedroom 1 3.98m (13'1") x 3.56m (11'8")

Bedroom 2 4.24m (13'11") x 3.73m (12'3") max

En-suite Shower Room

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: 9th July 2024

Viewer's Note:

Services connected:
Council tax band: C
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

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

Floor Plan



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

