



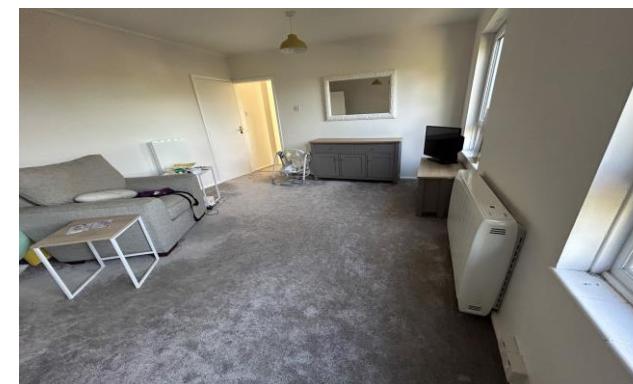
Burnside Court, Highbridge Road,  
Sutton Coldfield, B73 5QS

£145,000

£145,000



This well proportioned superbly located two bed second floor flat is located within close proximity of Boldmere High Street and it's vast array of amenities including shops, schools, transport links both road and rail and nearby Sutton Park. Accessed via a secure intercom entry system the accommodation includes a generous living room, kitchen and bathroom. Offering the advantage of a garage en-block, mature communal gardens and an extended lease upon completion it must be viewed at the earliest opportunity in order to avoid disappointment.





### 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 October 2024

### Property Specification

SUPERBLY LOCATED SECOND FLOOR FLAT  
TWO WELL PROPORTIONED BEDROOMS  
GENEROUS LIVING ROOM  
EXTENDED LEASE UPON COMPLETION  
CLOSE PROXIMITY TO SUPERIOR TRANSPORT LINKS

#### Hall

**Kitchen 2.62m (8'7") x 2.57m (8'5")**

**Living Room 4.90m (16'1") x 3.66m (12')**

**Bedroom 1 3.66m (12') x 3.04m (10')**

**Bedroom 2 3.04m (10') x 2.62m (8'7")**

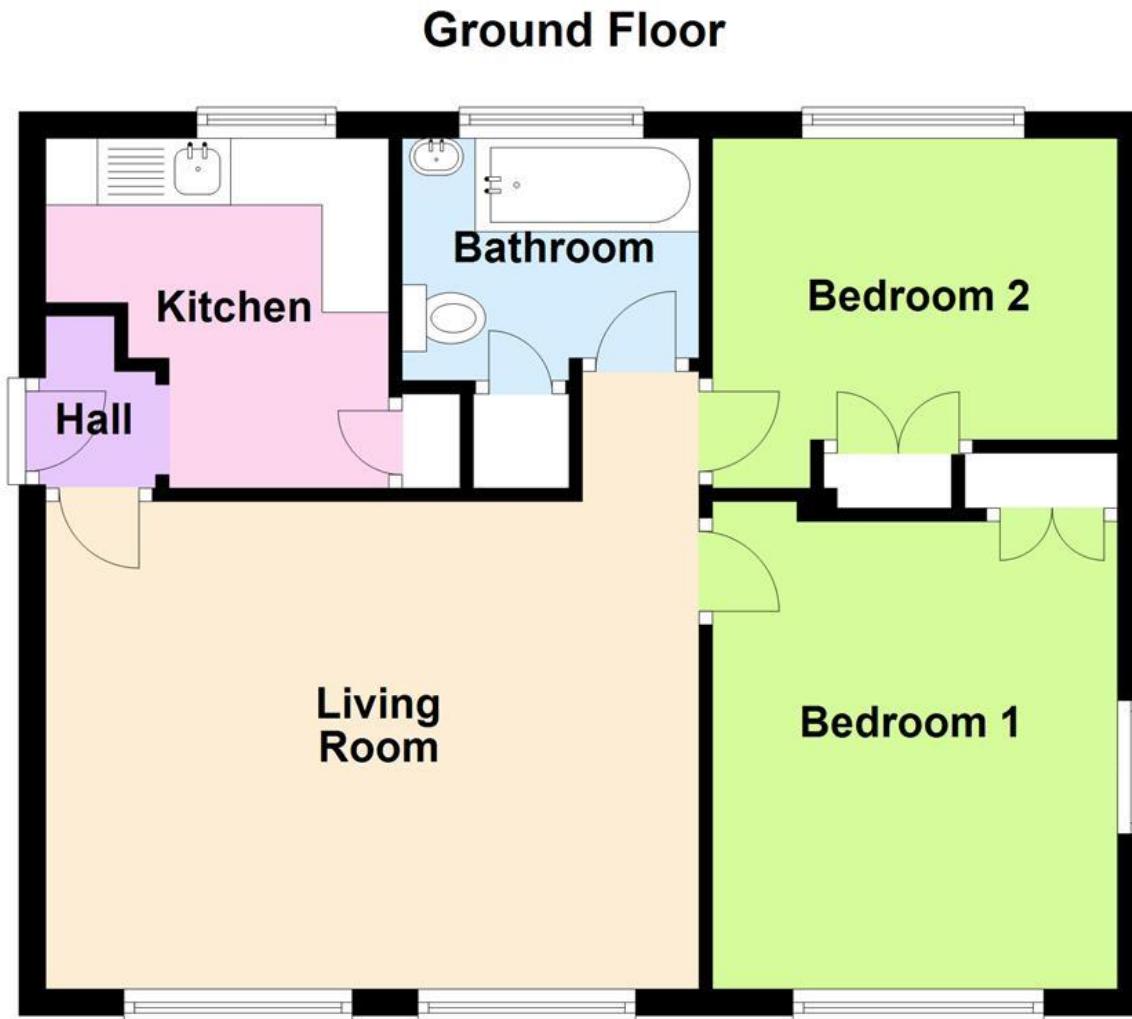
#### Bathroom

### Viewer's Note:

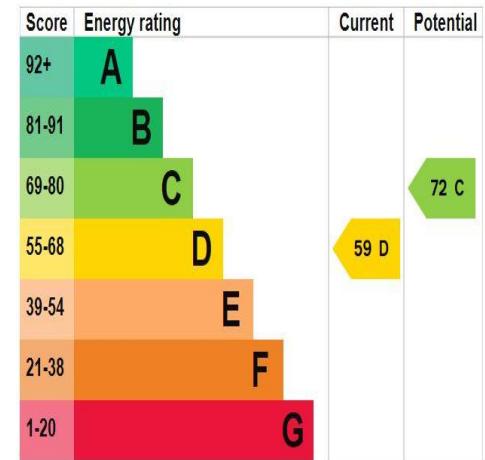
Services connected:  
Council tax band: B  
Tenure: Leasehold 37 years remaining, with a further 90 years upon completion  
Ground Rent: £50  
Service Charge: £1500

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

