



King Edwards Square,  
Sutton Coldfield, B73 6AQ

**£160,000**



£160,000



This superbly located beautifully presented ground floor apartment occupies an enviable and convenient location on the outskirts of Sutton Town Centre within close proximity of many desirable amenities including superior transport links, shops and entertainment.

The light and airy accommodation on offer is accessed via a secure intercom entry system and includes a welcoming hall with useful storage off having doors leading into a well-proportioned open plan living room with fitted kitchen off enjoying a Juliet balcony and breakfast bar, a double bedroom with an excellent outlook along with a contemporary bathroom.

SUPERBLY LOCATED GROUND FLOOR APARTMENT

EXCELLENT TOWN CENTRE LOCATION

GENEROUS DOUBLE BEDROOM WITH ENVIABLE OUTLOOK

CLOSE PROXIMITY TO DESIRABLE AMENITIES AND SUPERIOR TRANSPORT NETWORK

SECURE INTERCOM ENTRY SYSTEM

FABULOUS OPEN PLAN LIVING ROOM WITH FAR REACHING VIEWS

CONTEMPORARY FITTED KITCHEN WITH BREAKFAST BAR  
MODERN FAMILY BATHROOM

EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT







## Property Specification

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GENEROUS DOUBLE BEDROOM WITH ENVIABLE OUTLOOK  
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SUPERIOR TRANSPORT NETWORK  
SECURE INTERCOM ENTRY SYSTEM

### Hall

**Living Room 4.57m (15') x 3.68m (12'1")**

**Kitchen Area 4.57m (15') x 1.85m (6'1")**

**Bedroom 3.59m (11'9") x 3.40m (11'2")**

### Bathroom

### Agent's Note:

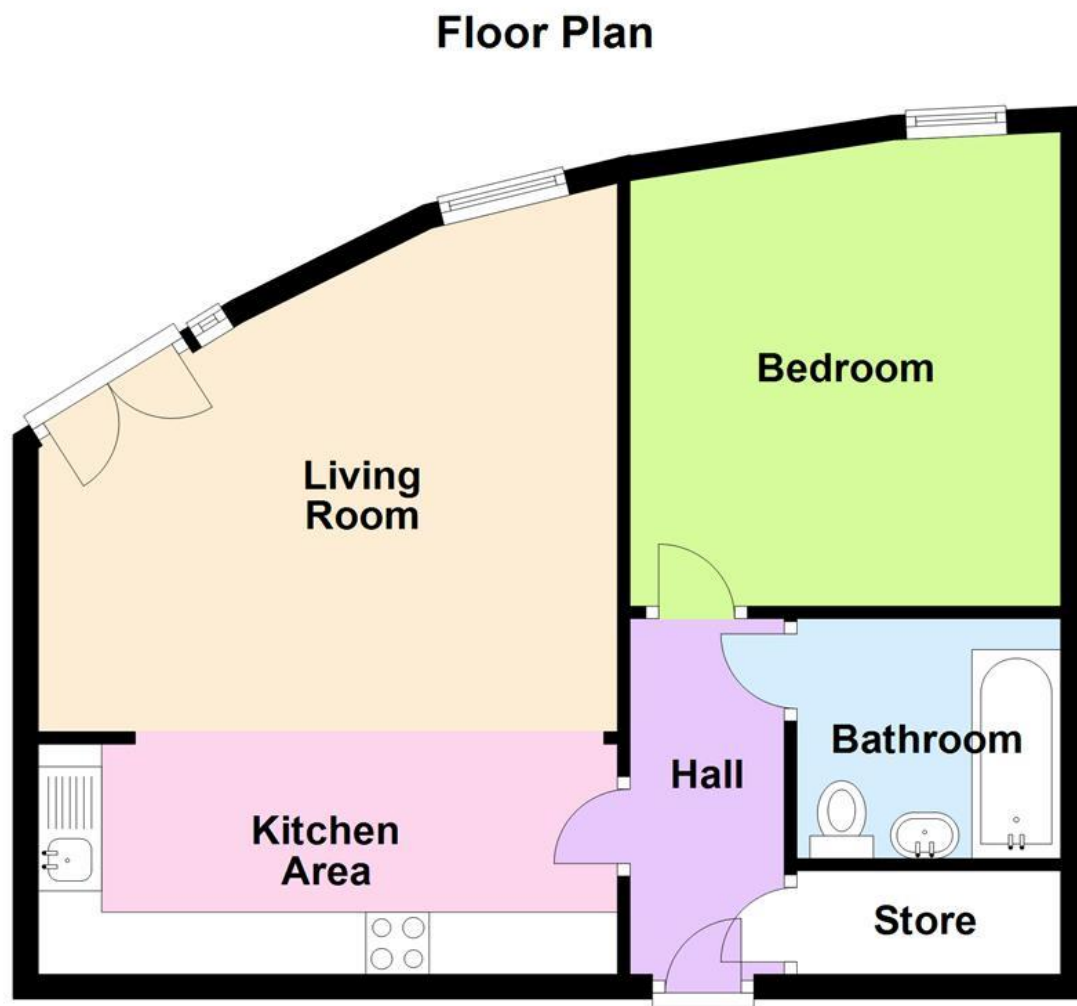
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 20th July 2023

### Viewer's Note:

Services connected: Electric, water and Drainage  
Council tax band: C  
Tenure: Leasehold 140 years remaining  
Ground Rent: £350  
Service Charge: £1200

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

