



**Cherwell Court, Garrard Gardens
Sutton Coldfield, B73 6DU**

Auction Guide Price £80,000

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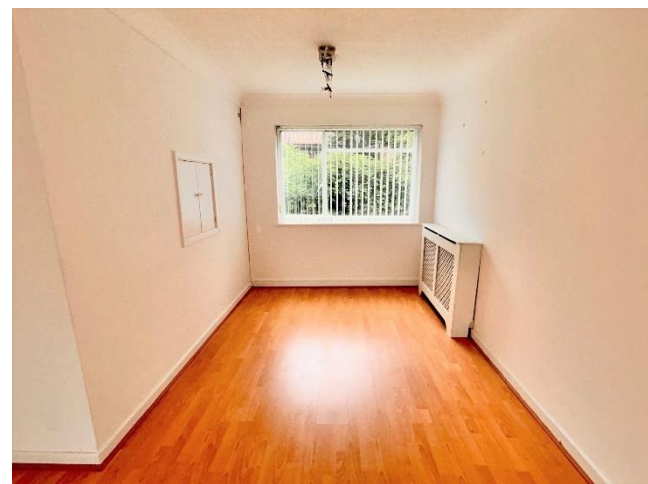
Superbly located in a convenient and sought after cul-de-sac this well-proportioned ground floor flat offers an excellent opportunity for buyers.

Set within close proximity of Sutton Coldfield town centre the flat enjoys no onward chain and has access to a number of amenities including nearby Sutton Park, a wealth of shops and a superior public transport network both road and rail.

The accommodation itself includes a generous lounge dining room with windows front and rear, a contemporary style fitted kitchen, double bedroom with built in wardrobes and a bathroom with white suite.

The property is best suited to a cash buyer as the lease has only 59 years remaining.

- BEING SOLD THROUGH ONLINE AUCTION
- GROUND FLOOR APARTMENT
- GENEROUS LOUNGE/DINING ROOM
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- FITTED KITCHEN AND BATHROOM WITH WHITE SUITE
- CONVENIENT CUL-DE-SAC LOCATION, ATTRACTIVE COMMUNAL GARDENS
- EXCELLENT LOCATION CLOSE TO TOWN CENTRE, PARK AND TRANSPORT LINKS
- BUYER FEES APPLY
- BUY IT NOW OPTION AVAILABLE
- NO UPWARD CHAIN





Property Specification

BEING SOLD THROUGH ON LINE AUCTION
GROUND FLOOR APARTMENT

The property briefly comprises:

Kitchen 2.88m (9'6") x 2.51m (8'3")

Lounge Area 5.13m (16'10") x 3.60m (11'10")

Dining Area 2.51m (8'3") x 2.41m (7'11")

Bedroom 3.97m (13') x 3.68m (12'1")

Bathroom 2.51m (8'3") x 1.98m (6'6")

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: 17th April 2023

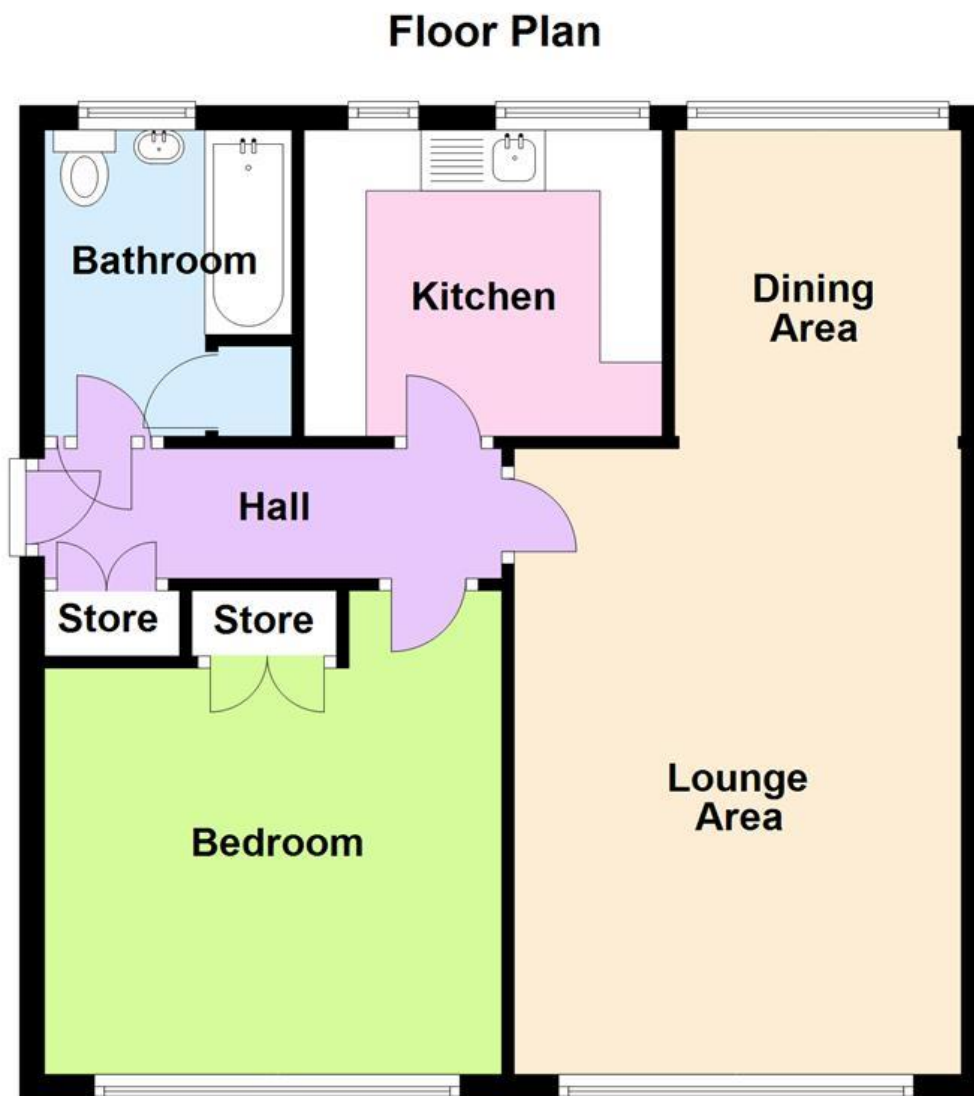
Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: B

Tenure: Leasehold 59 years remaining
Ground Rent: Awaiting
Service Charge: Awaiting

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 | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

