

Biddulph Court, Braemar Road,
Sutton Coldfield, B73 6LT

£125,000

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£125,000



This well presented ground floor flat offers an excellent opportunity for purchasers being ideally positioned for the nearby shops and amenities in Boldmere along with it’s superior transport links.

The accommodation itself is accessed via a secure intercom entry system and comprises a hallway with living room off having access to a balcony terrace, along with a double bedroom, contemporary kitchen and white bathroom.

Outside there are communal gardens and a garage en-block.

WELL PRESENTED GROUND FLOOR FLAT

ONE DOUBLE BEDROOM

NO ONWARD CHAIN

GARAGE EN BLOCK

CONVENIENT SOUGHT AFTER LOCATION

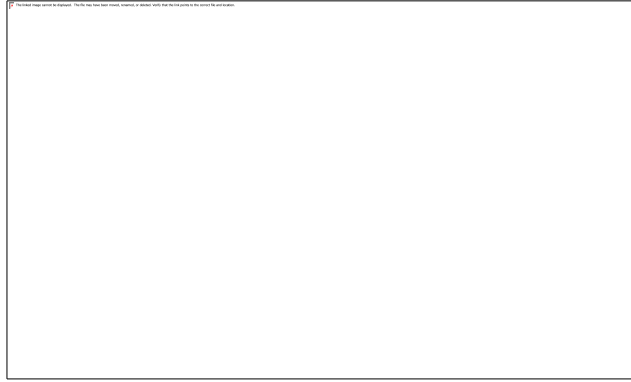
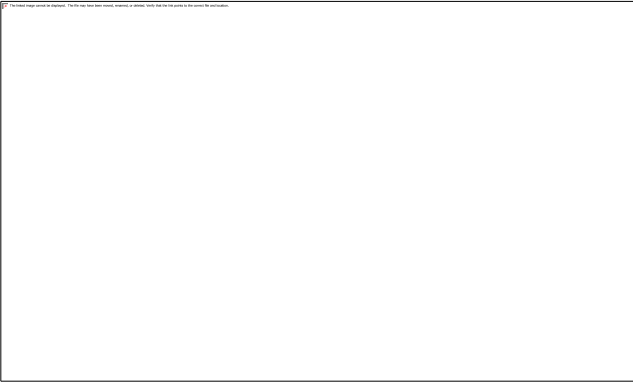
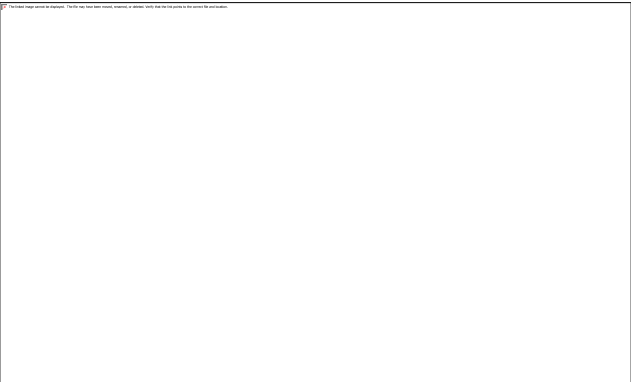
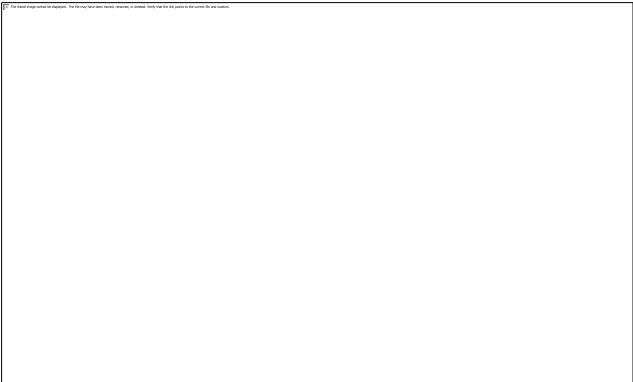
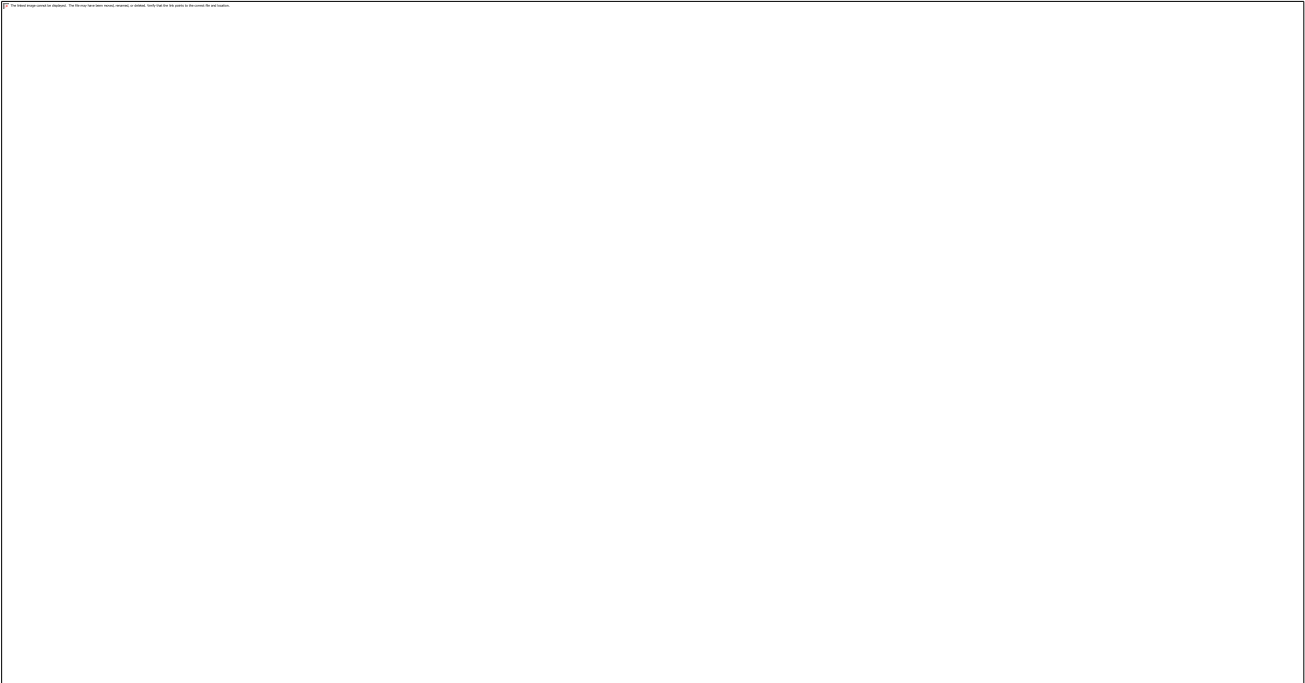
BALCONY TERRACE

MODERN KITCHEN

WHITE BATHROOM

EXCELLENT LOCAL AMENITIES

EARLY VIEWING ESSENTIAL



Property Specification

WELL PRESENTED GROUND FLOOR FLAT

The property briefly comprises:

Hall

Kitchen 2.62m (8'7") x 1.78m (5'10")

Living Room 3.63m (11'11") x 3.30m (10'10")

Balcony 3.30m (10'10") x 0.66m (2'2")

Bedroom 3.06m (10') x 2.41m (7'11")

Bathroom 8' 6" x 5' 10" (2.59m x 1.78m)

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: 1st June 2020

Viewer's Note:

Services connected: Electricity, water & drainage
Council tax band: A


Tenure: Leasehold 189 years from March, 1969
Ground Rent: £100 per annum
Service Charge: £1,578.98 per annum

Floor Plan

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

Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

