



380 Springfield Road,
Sutton Coldfield, B75 7JH

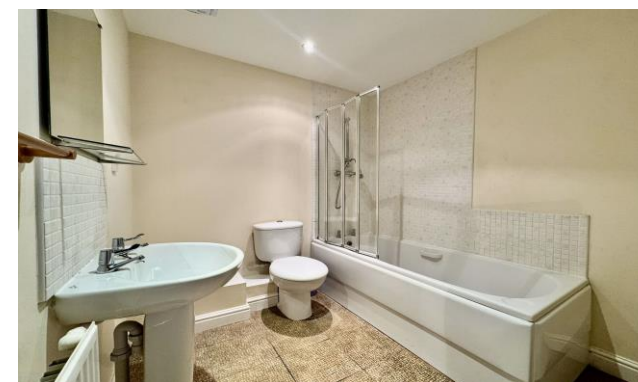
Auction Guide Price £110,000

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It is a delight to offer for sale this wonderful ground floor apartment benefiting from a long lease and secure electric gates leading to the parking area. Beautifully situated within Sutton Coldfield, close to many amenities including road links, and access to Sutton Coldfield town centre. The apartment is accessed via an intercom entrance and includes an entrance hall with storage, an incredibly large living room that is light and airy, fitted kitchen with oak styled units, a large double bedroom with his and hers built in wardrobes and double doors out to the communal grounds, plus a bathroom with white suite. Outside are large well tended grounds to enjoy. Offering no upward chain this is an excellent buy.

This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.



Property Specification

A WONDERFUL GROUND FLOOR APARTMENT
GATED DEVELOPMENT
COMMUNAL ENTRANCE HALL
ENTRANCE HALL
VERY LARGE LIVING ROOM

Hallway

Living Room 21' 6" x 13' 8" (6.55m x 4.16m)

Kitchen 8' 3" x 6' 5" (2.51m x 1.95m)

Bedroom 12' 7" x 10' 8" (3.83m x 3.25m)

Bathroom 7' 2" x 6' 5" (2.18m x 1.95m)



Agent's Note:

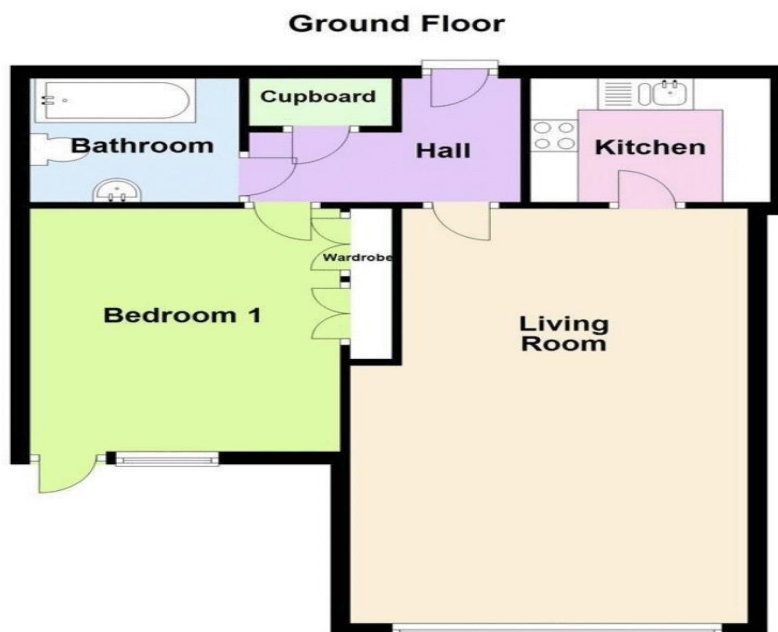
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 28th August 2025

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Leasehold 125 years from 1 November 2003 years remaining, lease from
Ground Rent: £120
Service Charge: £2433

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 | 74 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

