



Charles Court, Berryfields Road,
Sutton Coldfield, B76 2UT

Auction Guide Price £100,000

Sutton Coldfield

Auction Guide Price £100,000



A well-presented ground floor apartment situated in a popular residential location.

Accessed via secure intercom entrance, internal inspection reveals, a welcoming reception hall with storage cupboards, spacious living room with large windows providing ample natural light, fitted kitchen with breakfast bar, two good sized bedrooms and a bathroom with bath and overhead shower.

Outside the property is surrounded by well-tended communal gardens and the property also has access to the communal parking area.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Offered for sale with the added benefit of no upward chain, internal viewing is highly recommended to appreciate all this home has to offer.





Property Specification

GROUND FLOOR APARTMENT
TWO BEDROOMS
COMMUNAL PARKING
HALLWAY
LIVING ROOM

Hall 4.26m (14') x 2.00m (6'7")

Kitchen 3.62m (11'10") x 1.83m (6')

Living Room 6.20m (20'4") x 3.07m (10'1")

Bedroom 1 4.85m (15'11") x 2.62m (8'7")

Bedroom 2 3.75m (12'4") x 2.33m (7'8")

Bathroom 2.03m (6'8") x 1.83m (6'0")

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: 25th April 2022

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage
Council tax band: A
Tenure: Leasehold held on a 125 year lease from Dec, 1986
Ground Rent: £10 per annum
Service Charge: £2,967 per annum variable
Service charge includes heating.

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

