



Springfield Court, Springfield Road,
Sutton Coldfield, B75 7JH

Offers in Excess of £160,000

Sutton Coldfield

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Introducing to the market this exceptional top-floor, two-bedroom apartment, boasting a spacious balcony with picturesque treetop views, beautifully maintained communal grounds, a private garage, and two generously sized double bedrooms.

Nestled within the sought-after Springfield Court on Springfield Road, this location offers superb access to Sutton Coldfield Town Centre, the charming Walmley Village, and excellent motorway links.

Situated in a well-maintained block, this top-floor position enhances both privacy and security. Upon entry, you are welcomed by a spacious and inviting entrance hall, a standout feature in a property of this calibre. The modern fitted kitchen boasts stylish wall and floor cabinetry, alongside integrated white goods, combining functionality with aesthetic appeal. The expansive lounge-diner is bathed in natural light, thanks to floor-to-ceiling sliding doors that open onto a private balcony, offering serene views over Springfield Road and lush treetops; a perfect spot for relaxation. Two Exceptional Double Bedrooms: Both large double bedrooms comfortably accommodate king-sized beds and feature built-in fitted wardrobes, providing excellent storage solutions, an uncommon advantage in a property of this price range. Luxury Bathroom: The stylish family bathroom includes a shower-over-bath, a contemporary toilet unit, and a modern sink basin, finished to a high standard.

Private Garage: offering valuable additional storage or secure parking, a rare feature in this price bracket. Communal Grounds: beautifully maintained green spaces for residents to enjoy.

Internal inspection is highly recommended to fully appreciate the space, quality, and prime location this apartment offers.





Property Specification

TOP FLOOR APARTMENT
TWO HUGE DOUBLE BEDROOMS
LOTS OF INTERNAL STORAGE
FITTED KITCHEN
FABULOUS LOUNGE DINER

Living Room 16' 6" x 11' 11" (5.04m x 3.62m)

Kitchen 12' 0" x 6' 1" (3.65m x 1.85m)

Bedroom One 14' 11" x 13' 1" (4.55m x 3.99m)

Bedroom Two 16' 6" x 9' 5" (5.04m x 2.86m)

Bathroom 8' 10" x 6' 1" (2.69m x 1.86m)

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: 4th February 2025

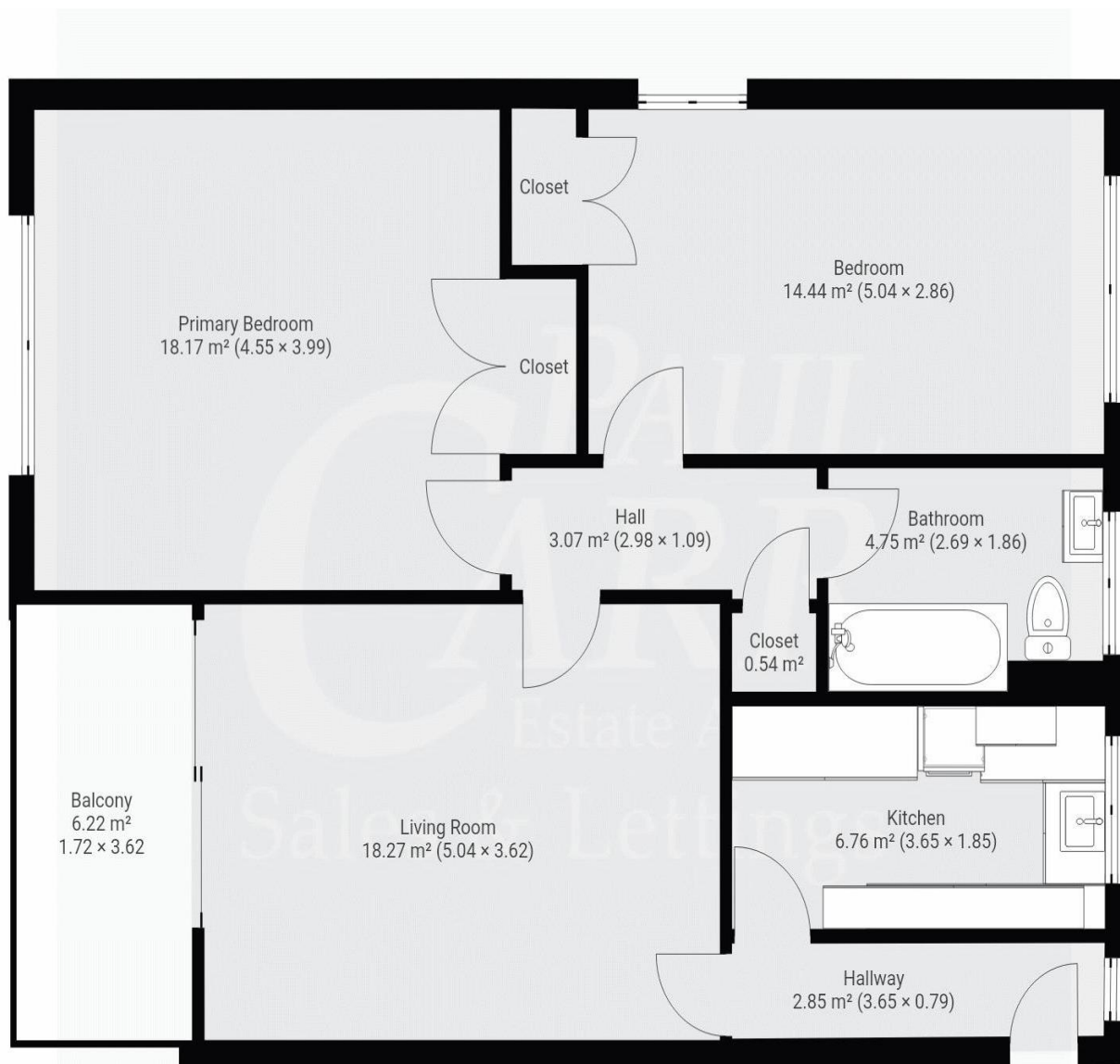
Viewer's Note:

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

Tenure: Leasehold - 189 year lease from 25 March 1974
Service Charge & Ground Rent: £2,136 per annum

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		73 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Map Location

