



Sutton Oak Road,  
Sutton Coldfield, B73 6SS

**£140,000**

Paul Carr Estate Agents are delighted to bring this spacious two-bedroom second-floor flat to the market, which is ideally located in Elmwood Court, Sutton Coldfield, perfect for first-time buyers, downsizers, or investors alike.

Situated within close proximity to a range of local amenities, including a Costcutter convenience store, a variety of takeaway eateries, hair and beauty salons, men's barbers, a vets, and a dog groomers, everything you need is right on your doorstep.

The property also benefits from excellent public transport links, making commuting easy, and is less than a mile from Sutton Park, a stunning 2,400-acre national nature reserve, perfect for leisurely walks, cycling, and nature lovers.

Internally, the property comprises an entrance hall with doors leading to a spacious lounge, a well-appointed kitchen, a bathroom, and two double bedrooms offering plenty of space and versatility.

Additional benefits include a garage, providing useful storage or secure parking (please ensure to check the garage measurements for your own specific vehicle, prior to legal completion).

Internal viewing is highly recommended, call today to arrange your viewing and avoid missing out on this fantastic opportunity!

**Tenure: We can confirm the property is Leasehold.**

**Council Tax Band: We can confirm the Council Tax Band is A payable to Birmingham City Council.**

**Services Connected: Electric/Water/Drainage.**

**Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464**

**or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)**







## Accommodation

### Entrance Hall

### Lounge

12' 11" x 9' 11" (3.93m x 3.02m)

### Kitchen

8' 5" x 5' 3" (2.56m x 1.60m)

### Bedroom One

10' 11" x 13' 1" (3.32m x 3.98m)

### Bedroom Two

9' 2" (max) x 12' 9" (max) (2.79m x 3.88m)

### Bathroom

8' 5" x 5' 3" (2.56m x 1.60m)

### Garage

## Leasehold Information

We have been informed that the property has approx. 94 years remaining on the lease

Current service charge - £1420 per annum.

Current Ground rent - £150 per annum.







# Floor Plan

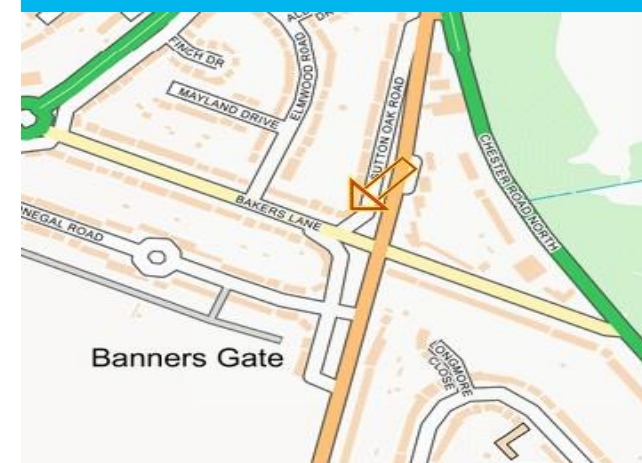
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

## Map Location









### ***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: