



Flat 6 Westwood Court, 69 Westwood Road,  
Sutton Coldfield, B73 6UP

**£120,000**



# Sutton Coldfield

£120,000



This unique and well positioned one bedroom second floor apartment boasts a fantastic location, opposite Royal Sutton Park in Sutton Coldfield, close to local transport links and amenities, ideal for first time buyers and investors.

The internal accommodation briefly comprises of a hallway leading into the main double bedroom, with ample furniture space and fitted wardrobes.

There is a bathroom with bath, wash hand basin, and W.C, as well as two storage cupboards off the hall.

The lounge/diner provides ample entertainment space throughout, with a Juliet balcony overlooking great views of Royal Sutton Park, and there is a separate kitchen.

Outside is one allocated parking space for this apartment.





## Property Specification

ONE BEDROOM SECOND FLOOR APARTMENT  
NO UPWARD CHAIN  
SOUGHT AFTER LOCATION  
CLOSE TO ROYAL SUTTON PARK, TRANSPORT LINKS &  
AMENITIES  
SPACIOUS LOUNGE/DINER WITH GREAT VIEWS

**Kitchen 8' 10" x 5' 9"**  
(2.70m x 1.75m)

**Lounge/Diner 14' 10" x 10' 8"**  
(4.52m x 3.26m max)

**Bedroom 12' 1" x 10' 3"**  
(3.68m x 3.13m)

**Bathroom 8' 10" x 5' 10"**  
(2.70m x 1.78m max)

### 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 August 2023

### Viewer's Note:

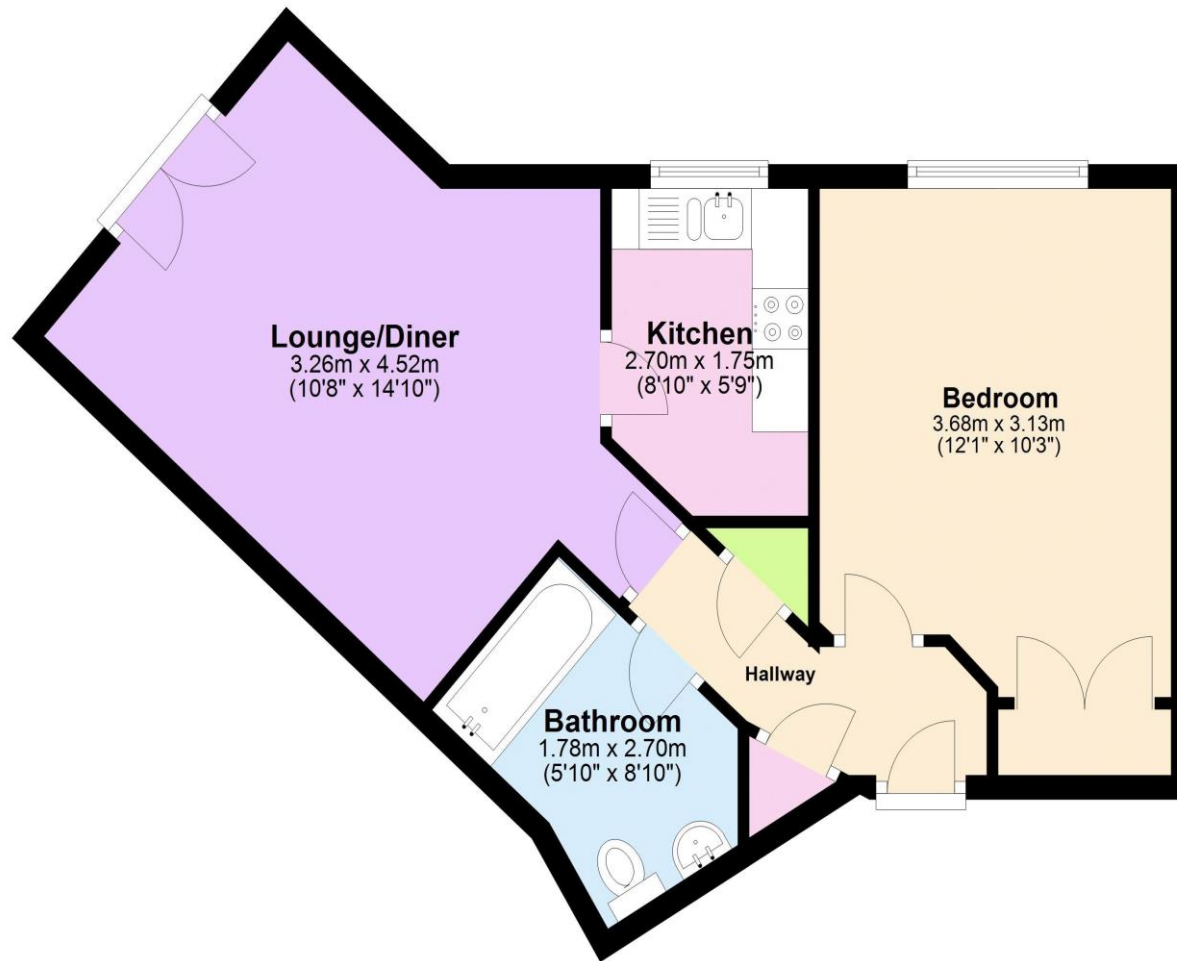
Services connected: Gas/electric/water/drainage  
Council tax band: A  
Tenure: 74 years remaining. (99 years from November 1998)  
Ground Rent: £75.00 per annum  
Service Charge: £1487.00 per annum  
Restrictions: N/A



# Floor Plan

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

## Second Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

