



FLAT 23, 16 BADGERS BANK ROAD

SUTTON COLDFIELD - £175,000

chosen



Why this home is Chosen...

Introducing an exquisite 2-bedroom duplex apartment nestled in the heart of Four Oaks. This stunning residence has undergone a comprehensive upgrade, boasting contemporary design elements and luxurious finishes throughout. Its prime location affords residents the convenience of a short stroll to Blake Street train station, providing effortless access to Birmingham city centre and Lichfield. With its fusion of modern elegance and exceptional connectivity, this duplex presents an unparalleled opportunity for sophisticated urban living in one of Sutton Coldfield's most sought-after neighborhoods.

A quick tour

Highlights of this stunning family home include:

- * Ideal location
- * Completely upgraded throughout
- * Modern open plan kitchen
- * Dining & lounge area
- * 2 double bedrooms
- * Modern bathroom
- * Renowned school catchment area
- * Separate utility area
- * Large loft space for additional storage
- * Did we mention the underfloor heating throughout?



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Oozing with luxury

Nestled in the heart of Four Oaks, this two-bedroom duplex apartment exudes elegance and sophistication from the moment you step inside. Impeccably refurbished to the highest standards, every detail speaks of luxury and comfort. The interior boasts a seamless blend of modern design and functionality, with a warm and inviting ambiance that permeates throughout.

The newly designed kitchen is a culinary haven, featuring clever space-maximizing solutions such as a flush-mounted extractor fan and an expansive island with a sleek electric hob, ideal for hosting gatherings with friends. The open-plan layout on the first floor seamlessly integrates a dining area and lounge, perfect for both relaxation and entertainment. A separate utility room provides convenience with plumbing for a washing machine and ample storage space, while the loft access offers additional storage possibilities.

Descending the stairs, two generously sized double bedrooms await, each with built-in storage, offering both comfort and practicality. The stylishly designed family bathroom adds to the allure, completing this exceptional living space. Throughout the property, underfloor heating powered by a water system ensures year-round warmth, with the added convenience of hot water included in the service charge. With its exquisite finishes and thoughtful touches, this duplex apartment offers a truly elevated living experience in the heart of Four Oaks.

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Germander, Flat 23, 16 Badgers Bank Road, B74 4EN

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft

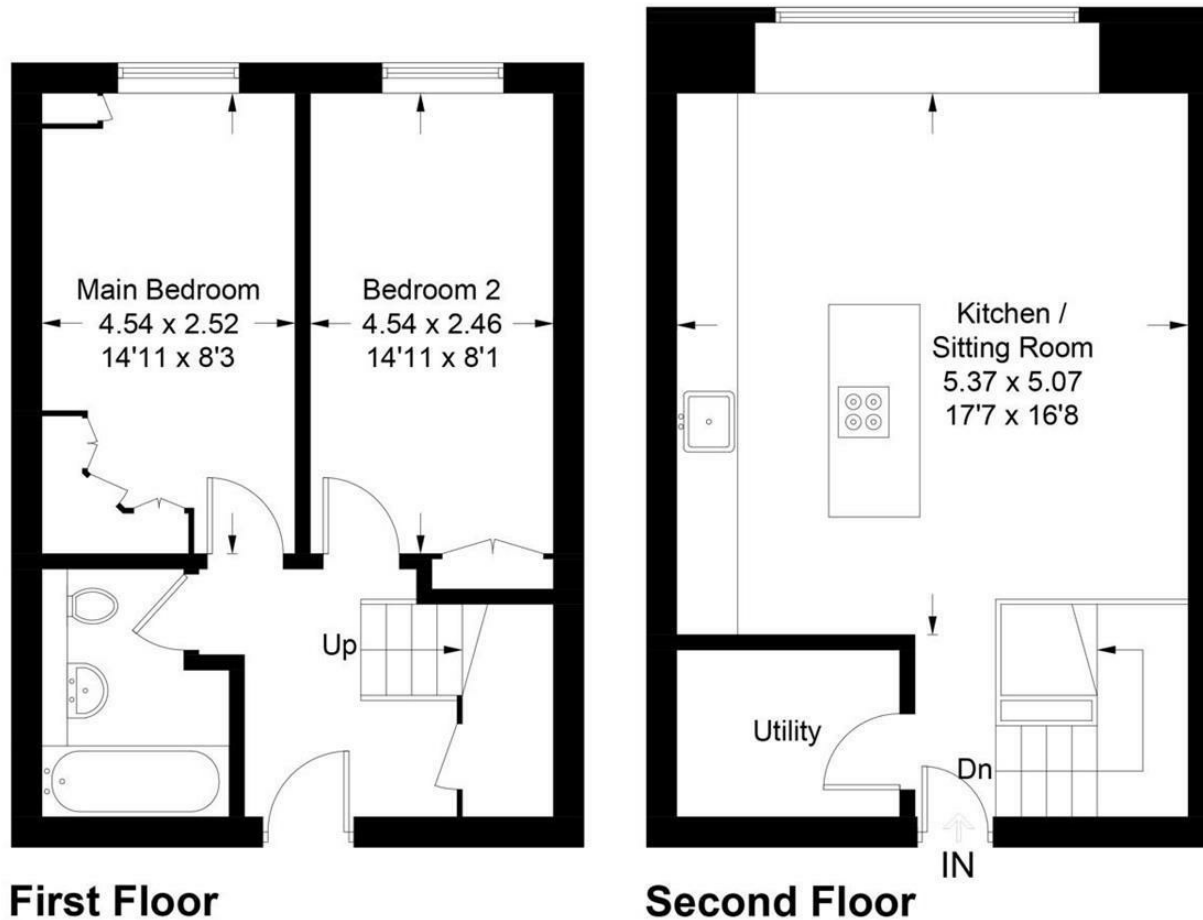


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083052)

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Enquiries

Flat 23 16 Badgers Bank Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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