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**Flat 11, Stratford Court, Maney Hill Road,**  
Guide Price £190,000

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REF: CS1106

Welcome to Stratford Court, a charming Ground Floor Apartment in a Prime Sutton Coldfield Spot!

Tucked away in an ultra-convenient location just a few minutes' walk from Sutton Coldfield town centre and the vibrant buzz of Beeches Walk, this smartly finished, ground floor flat offers space, style, and superb value — all in one neat package.

Whether you're stepping onto the property ladder, downsizing, or adding to your investment portfolio, this home delivers comfort and practicality in equal measure.

Inside, the layout flows beautifully: there's a bright, spacious living/ dining area with French doors leading out to your own private patio space — ideal for morning coffee or an evening glass of wine. The modern fitted kitchen comes equipped with integrated appliances, while the two bedrooms offer great proportions, making it easy to work from home, host guests, or simply stretch out in peace.

The contemporary bathroom is clean and stylish, and the flat benefits from updated electric heating with individual room controls, plus double glazing throughout for comfort all year round.

Outside, enjoy the best of both worlds — well-kept communal gardens at the front and rear, with your own private entrance adding that extra sense of independence.

With fantastic transport links nearby (including Sutton Coldfield station and local bus routes), everything you need is right on your doorstep.

A must-see for buyers wanting location, lifestyle and low-maintenance living.







- REF: CS1106
- Two generously sized bedrooms
- Stylish white bathroom suite
- Contemporary fitted kitchen
- Spacious lounge/diner
- Well-presented throughout
- Ground floor position with private patio
- Garage included
- Communal gardens front and rear
- Prime Sutton Coldfield location

