



**RE/MAX**  
Elite



**10 Willow House - Horsley Road, Sutton Coldfield, B74 3FE**  
**Offers over £220,000**

**STUNNING TWO-BEDROOM APARTMENT IN SOUGHT-AFTER SUTTON COLDFIELD**

A beautifully presented two-bedroom apartment located in the highly desirable area of Sutton Coldfield (B74). This property benefits from no upward chain, offering an ideal opportunity for both first-time buyers and investors. The apartment boasts spacious living areas, two bathrooms, and charming communal areas.

## ADDITIONAL INFORMATION

LEASEHOLD: 972 Years Remaining

GROUND RENT: Peppercorn (i.e., no ground rent is payable)

SERVICE CHARGE: £144 PCM

## ROOM DETAILS

Living Room 14'0" x 14'8" (4.28m x 4.48)



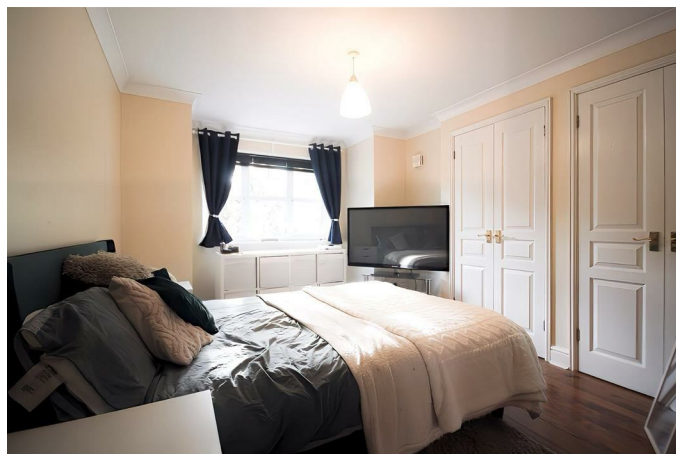
A bright, spacious living room with double doors leading out to a charming Juliet balcony, allowing for ample natural light. Ideal for relaxing or entertaining guests. Neutral décor with modern light fixtures adds to the airy feel of this space.

Kitchen 7'8" x 9'6" (2.35m x 2.91)



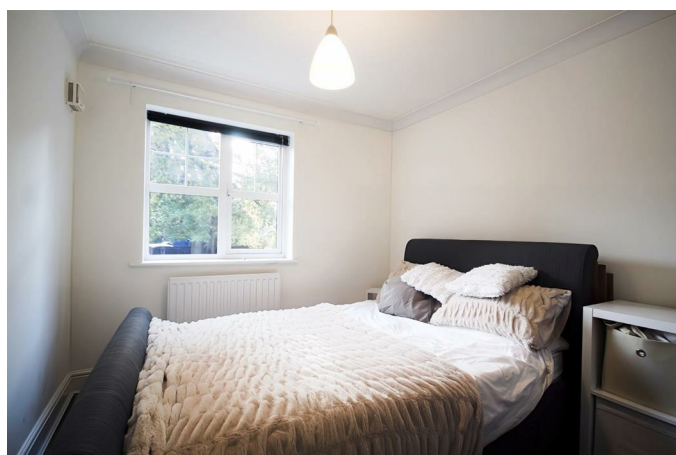
A fully fitted modern kitchen with integrated appliances, ample cabinet storage, and stylish white finishes. The window above the sink brings in plenty of light, making the kitchen a delightful space to prepare meals.

Master Bedroom 10'1" x 19'6" (3.08m x 5.96)



This spacious master bedroom comes with built-in wardrobes and an en-suite bathroom, offering privacy and convenience. The room features large windows that provide a calming view and plenty of natural light.

Bedroom 2 9'3" x 9'4" (2.84m x 2.86)



A well-sized second bedroom that can serve as a guest room, home office, or children's room. Neutral décor and a bright window create a versatile space.

Family Bathroom 5'1" x 6'1" (1.56m x 1.86)



A clean, modern family bathroom with a walk-in shower, WC, and basin. Stylish tiles and bright lighting create a refreshing atmosphere.

En-Suite to Master Bedroom 5'4" x 6'1" (1.65m x 1.87)

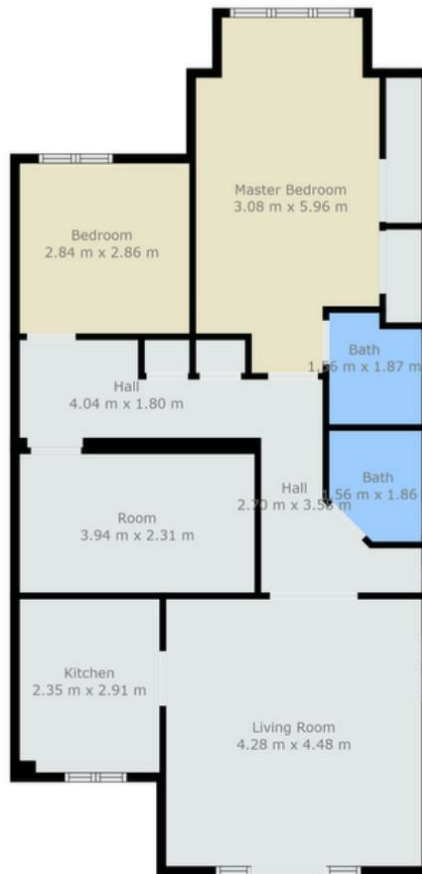


This en-suite is equipped with a overhead shower, WC, and sink. A bright, modern space that complements the master bedroom perfectly.

Don't miss the opportunity to own this beautiful two-bedroom apartment in the heart of Sutton Coldfield. With no upward chain and a long lease, this property is ideal for those looking for a hassle-free move.

Contact us today to arrange a viewing and see for yourself what this apartment has to offer.

# Floor Plan

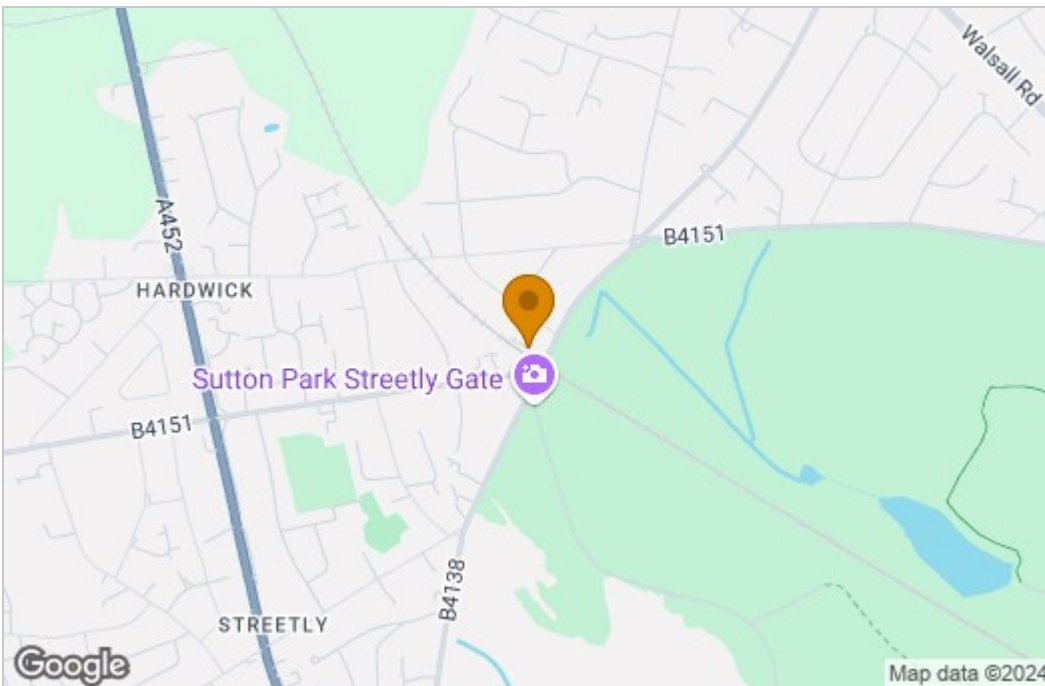


TOTAL: 83 m2  
FLOOR 1: 83 m2

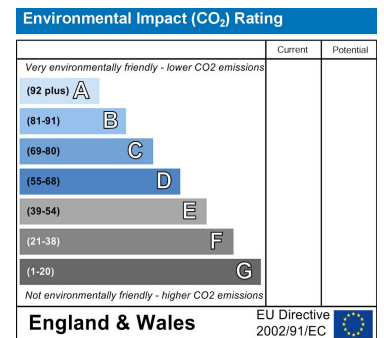
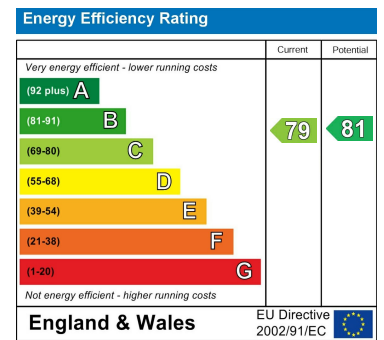
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Area Map



# Energy Efficiency Graph



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