



1 Highfield Court, Station Road,
Sutton Coldfield, B73 5LB

£189,950

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This superbly located well presented two bed ground floor flat occupies an enviable and convenient location set within close proximity of desirable local shops and amenities and superior transport links.

The accommodation itself includes a hallway with cloak cupboard and doors leading through to a well proportioned living room with patio door to garden, a fitted kitchen and bathroom with white suite and storage cupboard.

The two bedrooms each boast built in wardrobes.

Outside there is a wrap round lawned garden and communal parking.

The property comes with a share of the freehold and a long extended lease.

An early viewing must be undertaken in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED GROUND FLOOR APARTMENT
FITTED KITCHEN
TWO BEDROOMS EACH WITH BUILT IN WARDROBES
LIVING ROOM WITH DIRECT GARDEN ACCESS
EXTENDED LEASE AND SHARE OF FREEHOLD
MODERN BATHROOM WITH WHITE SUITE
AND BUILT IN CUPBOARD
CLOSE PROXIMITY TO DESIRABLE LOCAL SHOPS
AND AMENITIES
SUPERIOR LOCAL TRANSPORT LINKS ROAD AND RAIL



Bedroom 1 3.63m (11'11") x 3.20m (10'6")

Cupboard

Store

Bathroom

Living Room 5.08m (16'8") x 3.62m (11'11")

Kitchen 3.53m (11'7") x 2.61m (8'7")

Hall

Bedroom 2 3.48m (11'5") x 2.49m (8'2")

Cupboard

Store

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: 23rd June 2025

Viewer's Note:

Services connected: Electric, Water & Drainage
Council tax band: B
Tenure: Extended Lease & Share of Freehold

Floor Plan

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



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	35 F	
1-20	G		

Map Location

