



Banners Court, Banners Gate Road,  
Sutton Coldfield, B73 6RT

£215,000

# Sutton Coldfield

£215,000



Welcome to Banners Court, a rare opportunity to purchase a ground floor apartment situated in a highly desirable location in a popular residential development.

The property in brief comprises an entrance porch, entrance hall, spacious lounge with sliding doors to the balcony, kitchen, shower room, additional WC, two double bedrooms with fitted wardrobes and a laundry/utility room.

Externally, the apartment is surrounded by stunning communal grounds with an external garage allocated to this apartment in a separate block and shared parking available for all residents.

Banners Gate entrance to Sutton Park's 2400 national nature reserve is just a short distance away and convenient transport links are nearby.

The property is to be sold with no onwards chain. Internal viewing is strongly advised to appreciate the size of accommodation on offer.





## Property Specification

TWO BEDROOM GROUND FLOOR APARTMENT  
NO ONWARDS CHAIN  
LARGE LOUNGE WITH BALCONY TO THE FRONT  
HIGHLY SOUGHT AFTER LOCATION  
CLOSE PROXIMITY TO SUTTON PARKS 2400 NATIONAL  
NATURE RESERVE

Entrance Porch 7' 7" x 3' 9"  
(2.31m x 1.14m)

Entrance Hall

Lounge 19' 11" x 13' 4"  
(6.07m x 4.06m)

Kitchen 10' 10" x 10' 11"  
(3.30m x 3.32m)

Bedroom One 14' 1" (to wardrobes) x 10' 7"  
(4.29m x 3.22m)

Bedroom Two 9' 7" x 8' 11"  
(2.92m x 2.72m)

Shower Room 7' 9" x 7' 0"  
(2.36m x 2.13m)

WC

Laundry/Utility Room 10' 1" (max) x 7' 4" (max)  
(3.07m x 2.23m)

### 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: 31st July 2024

### Viewer's Note:

Services connected: Gas/Electric/Water/Drainage  
Council tax band: D  
Tenure: Leasehold 125 years from 25<sup>th</sup> March 2005 - 105 years remaining  
Ground Rent: N/A  
Service Charge: £1,976.00 (£988.00 per 6 months)  
Restrictions: No pets

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Map Location

