



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

£220,000

Welcome to Banners Court, a highly desirable development positioned within close proximity of the ever-popular Banners Gate entrance to Royal Sutton Park. Being conveniently located for transport links and local amenities.

Approached via a residents only parking area set back from the road, the accommodation briefly comprises a welcoming reception hallway with various storage cupboards, useful utility space and guest wc. Off the hallway there are doors leading into a spacious and bright lounge/diner, with sliding patio doors to balcony. The kitchen has been thoughtfully fitted to comprise a range of matching wall and base level units with work surface over, incorporating a sink unit with drainer and mixer taps over, integrated oven and hob with extractor over and space for further white goods. There are two well-proportioned bedrooms with fitted wardrobes. The family bathroom has been fitted with an impressive suite comprising, walk-in shower cubicle, wash hand basin with storage below, low flush wc unit and complimentary tiling to walls.

The apartment benefits from stunning communal grounds with an external garage allocated to this apartment in a separate block.

Viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is D

Services Connected: Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



]Entrance Hallway

Utility Area

8' 8" max x 6' 9" max (2.64m x 2.06m)

Inner Hallway

Lounge

20' 0" x 12' 2" (6.09m x 3.71m)

Fitted Kitchen

13' 1" x 10' 10" (3.98m x 3.30m)

Guest WC

5' 4" x 3' 2" (1.62m x 0.96m)

Bedroom 1

14' 3" max x 13' 1" max (4.34m x 3.98m)

Bedroom 2

9' 9" x 9' 2" (2.97m x 2.79m)

Shower Room

7' 5" x 7' 1" (2.26m x 2.16m)

Garage in separate block

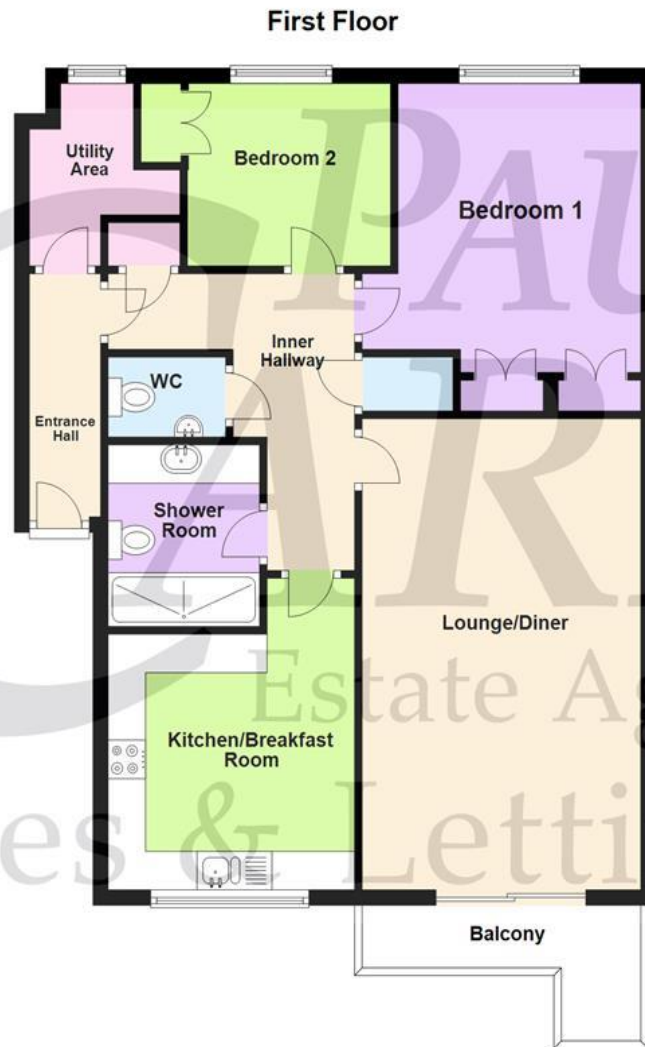
(unmeasured)





Floor Plan

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

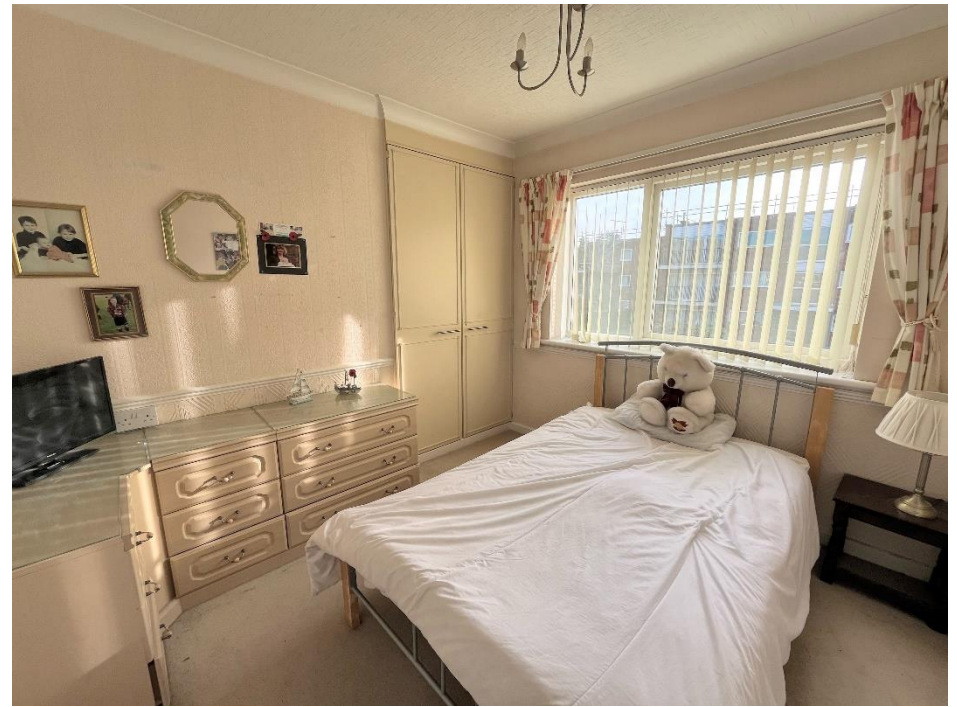


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		
21-38	F		
1-20	G		

Map Location







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: