



Banners Gate Road,  
Sutton Coldfield, B73 6RT

**£220,000**



**\*\*\* A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT IN BANNERS COURT, BEING SOLD WITH NO UPWARDS CHAIN \*\*\***

This well presented two bedroom first floor flat is ideally situated within Banners Court, a highly regarded development located just a short distance from Sutton Park's Banners Gate entrance. The property enjoys beautifully maintained communal gardens, an allocated garage, and shared residents' parking areas, offering both convenience and an attractive setting.

Access to the flat is via a communal entrance shared with only one other residence, with stairs leading to the first floor where the property is located. Internally, the accommodation is spacious and well planned, comprising a welcoming entrance hall, a generous lounge with direct access to a private balcony, and a fitted kitchen offering a range of units and work surfaces. There are two double bedrooms, both benefiting from fitted or built-in wardrobes, and a well appointed shower room featuring a corner shower, low flush WC, bidet, vanity unit with hand wash basin, and an external window providing natural light and ventilation. A guest WC and a separate laundry room complete the internal layout.

Banners Court is renowned for its well-kept communal areas and peaceful environment, making it an ideal home for those seeking comfortable and convenient living close to local amenities and the open spaces of Sutton Park.

Internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

**Tenure: We can confirm the property is leasehold, with approx. 104 years remaining on the lease.  
We understand the service charge is approx. £2100 per annum, however this will need to be confirmed by the solicitors.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.**

**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](mailto:Streetly@paulcarrestateagents.co.uk)**







## **Accommodation**

### **Entrance Hall**

### **Lounge**

20' 0" x 13' 3" (6.09m x 4.04m)

### **Balcony**

13' 3" x 3' 10" (4.04m x 1.17m)

### **Kitchen**

13' 2" x 11' 0" (4.01m x 3.35m)

### **Bedroom One**

14' 3" (to wardrobe) x 13' 4" (max) (4.34m x 4.06m)

### **Bedroom Two**

9' 11" x 9' 1" (3.02m x 2.77m)

### **Bathroom**

7' 10" x 6' 11" (2.39m x 2.11m)

### **WC**

5' 1" x 2' 6" (1.55m x 0.76m)

### **Laundry Room**

9' 10" x 4' 2" (2.99m x 1.27m)

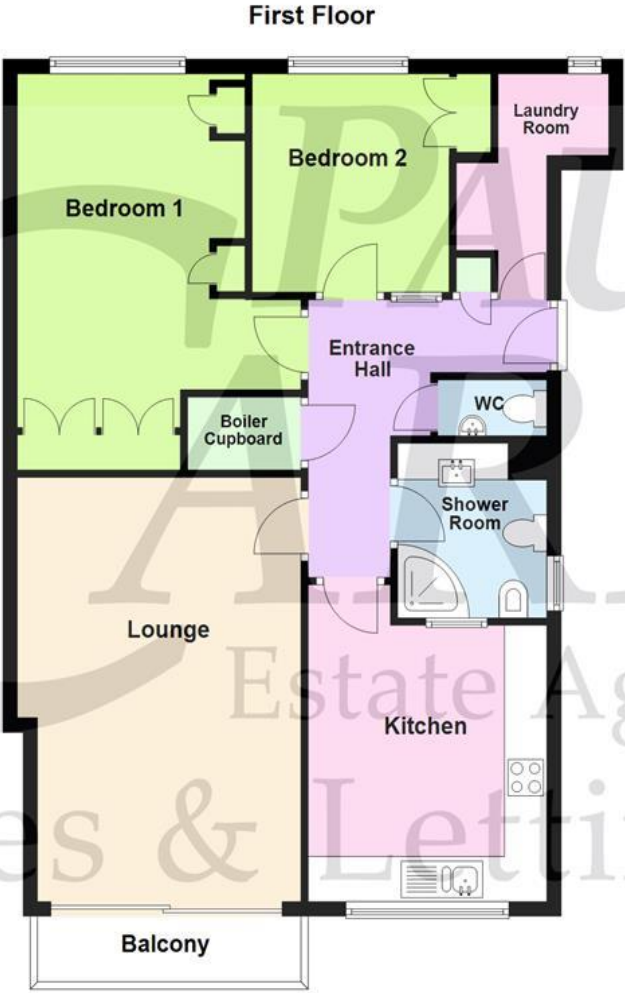






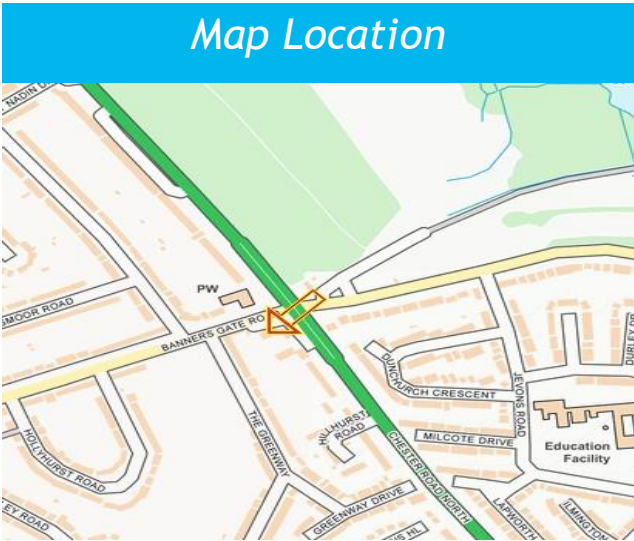
# Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		















### 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: 22nd October 2025