



Kenelm Court, Kenelm Road,  
Sutton Coldfield, B73 6HD

Offers in Excess of £200,000



# Sutton Coldfield

Offers in Excess of £200,000



This well proportioned two double bed ground floor flat occupies a convenient and coveted position on this private road set within close proximity of Sutton town centre and it's many desirable amenities including schools, shops, entertainment and public transport.

Accessed via a secure intercom system the accommodation includes a welcoming hall with storage, a generous living room, breakfast kitchen and bathroom with separate wc.

Outside there is a garage en-block and communal garden.

The property would be best suited to a cash buyer due to the length of lease remaining and should be viewed at the earliest opportunity in order to avoid disappointment.

- WELL PROPORTIONED GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- CLOSE PROXIMITY TO TOWN CENTRE
- MANY DESIRABLE AMENITIES NEAR BY INCLUDING
- SHOPS AND TRANSPORT LINKS
- EXCELLENT SIZE LIVING ROOM
- BREAKFAST KITCHEN
- BATHROOM AND SEPARATE WC
- COMMUNAL GARDEN AND GARAGE EN-BLOCK
- SUITABLE FOR CASH BUYERS DUE TO LENGTH OF LEASE







## Property Specification

WELL PROPORTIONED GROUND FLOOR FLAT

The property briefly comprises:

**Kitchen 3.20m (10'6") x 2.67m (8'9")**

**Living Room 6.13m (20'1") x 4.19m (13'9")**

**WC 1.52m (5'0") x 0.74m (2'5")**

**Bedroom 3.88m (12'9") x 2.74m (9')**

**Bedroom 4.85m (15'11") x 3.11m (10'2")**

**Bathroom 1.88m (6'2") x 1.62m (5'4")**

### 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: 8th February 2022

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage  
Council tax band: C

Tenure: Leasehold 50 years remaining  
Ground Rent: £75 per annum  
Service Charge: £1404 per annum

# Floor Plan

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

Floor Plan



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

