



Jacey Buildings, Birmingham Road,  
Sutton Coldfield, B72 1QQ

Auction Guide Price £80,000



# Sutton Coldfield

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This first-floor apartment occupies a most convenient town centre location well served by many sought after amenities including shops and public transport links along with easy access to nearby Sutton Park and neighbouring areas.

Offering no onward chain and scope for modernisation throughout the property is accessed via a secure communal door leading to communal gardens and stair well.

The property itself comprises a hallway with doors off to a living room, fitted kitchen, two bedrooms and a shower room.

- SUPERBLY LOCATED FIRST FLOOR FLAT
- TWO BEDROOMS
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO SUPERIOR TRANSPORT LINKS
- DESIRABLE LOCAL SCHOOLS AND SHOPS
- MATURE COMMUNAL GARDEN
- SCOPE FOR MODERNISATION THROUGHOUT
- SECURE ENTRY WITH INTERCOM







## Property Specification

SUPERBLY LOCATED FIRST FLOOR FLAT

The property briefly comprises:

Living Room 4.19m (13'9") x 3.28m (10'9")

Kitchen 2.67m (8'9") x 2.50m (8'2")

Bedroom 4.19m (13'9") x 2.51m (8'3")

Bedroom 4.15m (13'7") x 3.64m (11'11")

Shower Room 2.41m (7'11") x 1.60m (5'3")

### 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: 16th January 2023

### Viewer's Note:

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

Tenure: Leasehold 89 years remaining  
Ground Rent: £10 per annum  
Service Charge: £2356 per annum



# 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+	A		
81-91	B		
69-80	C	69   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

