



The Beeches, Station Road,
Sutton Coldfield, B73 5JZ

£239,500

Sutton Coldfield

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This well presented ideally located well proportioned two double bed second floor apartment offers an excellent opportunity for buyers. Set within close proximity of a superior transport network there are excellent shops and schools nearby in Boldmere, Wylde Green and Sutton Coldfield.

Having the benefit of a generous lease, communal gardens and a garage en-block the accommodation includes a modern bathroom, a well proportioned lounge with balcony off, study / third bedroom and dining kitchen.

An early viewing must be undertaken in order to avoid disappointment.





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: 26th January 2024

Property Specification

SUPERBLY PROPORTIONED IDEALLY LOCATED
APARTMENT
TWO GENEROUS BEDROOMS WITH BUILT IN STORAGE
WELL PROPORTIONED LOUNGE WITH BALCONY OFF
SEPARATE STUDY / THIRD BEDROOM
CONTEMPORARY FAMILY BATHROOM

Hall

Cupboard

Living Room 5.37m (17'7") x 3.55m (11'8")

Dining Kitchen 4.83m (15'10") x 3.15m (10'4")

Balcony 3.50m (11'6") x 1.12m (3'8")

Bedroom 2 3.33m (10'11") x 3.06m (10'1")

Bedroom 1 3.33m (10'11") x 3.25m (10'8")

Study / Third Bedroom 2.70m (8'10") x 2.34m (7'8")

Bathroom

Viewer's Note:

Services connected: Gas, Electric, Water
Council tax band: C
Tenure: 135 years remaining
Ground Rent: £150
Service Charge: £1750

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		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Map Location

