



Station Road,  
Sutton Coldfield, B73 5JZ

Offers in the Region Of £190,000



# Sunningdale Court

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This superbly located two double bed ground floor flat occupies a most convenient and desirable location set within close proximity of desirable shops and amenities along with a superior transport network both road and rail.

Offering the advantage of no onward chain and an extended lease the accommodation is accessed via a communal hall with secure intercom entry and includes a generous L shaped lounge dining room, modern shower room and kitchen along with useful storage.

Outside the communal gardens lead to a residents car park and garage block. An early viewing must be undertaken in order to avoid disappointment.







## Property Specification

SUPERBLY LOCATED GROUND FLOOR FLAT  
TWO DOUBLE BEDROOMS  
GENEROUS L SHAPED LOUNGE DINING ROOM  
EXCELLENT LOCAL SHOPS AND AMENITIES  
SUPERIOR LOCAL TRANSPORT NETWORK ROAD AND RAIL

### Hall

Lounge 4.75m (15'7") x 3.00m (9'10")

Kitchen 2.63m (8'8") x 2.00m (6'7")

Dining Area 2.63m (8'8") x 2.13m (7')

Bedroom 1 4.33m (14'2") x 3.00m (9'10")

Bedroom 2 4.33m (14'2") x 0.81m (2'8")

### Shower Room

### Agent's Note:

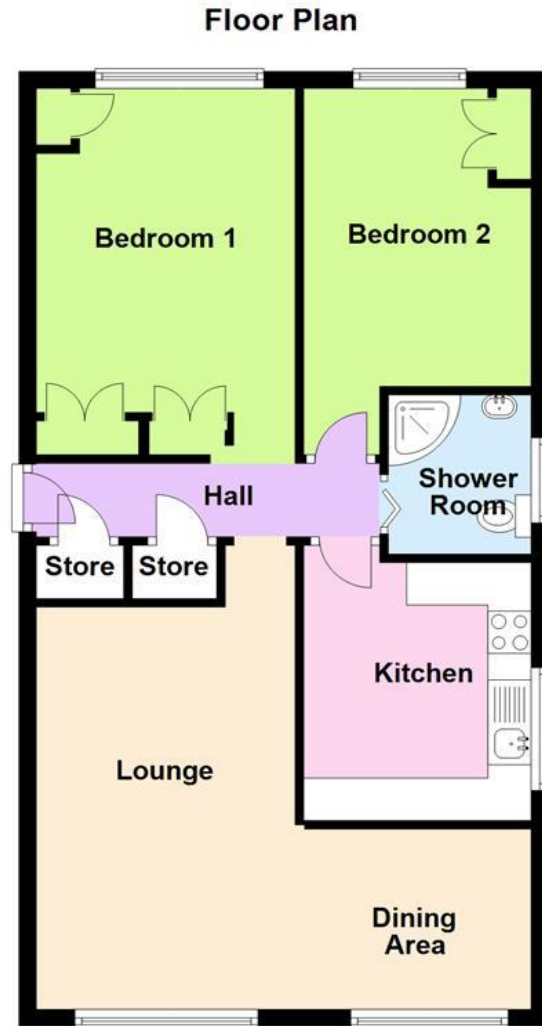
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 29th February 2024

### Viewer's Note:

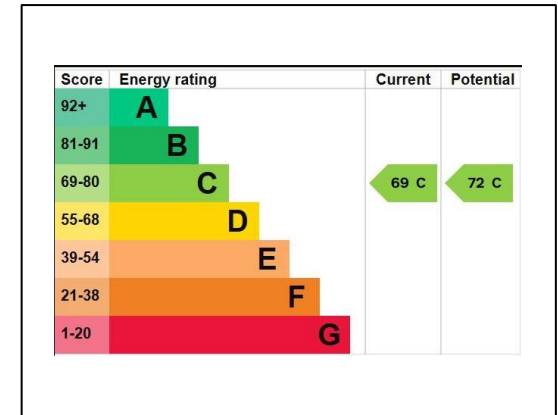
Services connected: Gas, Electric, Water and Drainage  
Council tax band: C  
Tenure: Leasehold 140 years remaining  
Ground Rent: £0  
Service Charge: £1918

# Floor Plan

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



# Energy Efficiency Rating



# Map Location

