



Beardmore Road,
Sutton Coldfield, B72 1DQ

£240,000

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This superbly proportioned well presented first floor two double bed executive flat occupies a most convenient and sought after location within close proximity of many desirable amenities including sought after shops and transport links. Offering the advantage of no onward chain and a generous lease the accommodation includes a generous living room, with balcony off, a separate dining room, fitted kitchen, bathroom and en-suite shower room. Outside there are communal gardens and a garage en-bloc. An early viewing is essential in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED EXECUTIVE FIRST FLOOR FLAT
GENEROUS LOUNGE WITH BALCONY OFF AND SEPARATE
DINING ROOM
FITTED KITCHEN AND UTILITY AREA WITH RUBBISH SHUTE
EXCELLENT SIZE MASTER BEDROOM WITH BUILT IN
WARDROBES

Hall

Kitchen 3.02m (9'11") x 2.69m (8'10")

Inner Hallway

Living Room 4.85m (15'11") x 3.95m (12'11")

Dining Room 3.63m (11'11") x 3.35m (11')

Bedroom 1 4.02m (13'2") x 3.62m (11'10") max

En-suite Shower Room

Bedroom 2 4.50m (14'9") x 4.06m (13'4")

Bathroom

Balcony 7.40m (24'3") x 0.71m (2'4")

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: 11th March 2024

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £2041
Restrictions:

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		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

