



Station Road,
Sutton Coldfield, B73 5LA

Offers in Excess of £200,000

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This superbly located well proportioned 2 bed first floor flat occupies an enviable location set within close proximity of superior transport links both road and rail and close to sought after amenities in the nearby centres of Boldmere, Wylde Green and Sutton Coldfield.

Offering the advantage of no onward chain the accommodation includes a generous living room, fitted kitchen, family bathroom and a dressing room and en-suite shower room to the master bedroom. With secure gated parking, communal gardens and intercom entry the property must be viewed at the earliest opportunity in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED FIRST FLOOR FLAT
LIFT AND STAIR ACCESS
TWO WELL PROPORTIONED BEDROOMS
MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE
SHOWER
GOOD SIZE LIVING ROOM

Dressing Room 3.16m (10'4") x 1.54m (5'1")

Storage

En-suite Shower Room

Store

Bedroom 1 3.25m (10'8") x 2.54m (8'4")

Bedroom 2 3.99m (13'1") max x 2.42m (7'11")

Living Room 5.77m (18'11") x 3.23m (10'7")

Kitchen 3.42m (11'3") x 3.13m (10'3")

Bathroom

Hall

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: 5th April 2024

Viewer's Note:

Services connected: Electric, Water, Drainage
Council tax band: C
Tenure: Leasehold 105 years remaining
Ground Rent: £200
Service Charge: £2400

Floor Plan

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

First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

