



Welshmans Hill,  
Sutton Coldfield, B73 6RZ

£125,000

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This well-proportioned two double bed ground floor flat occupies a convenient location set within close proximity of many sought after local amenities including excellent shops, transport links, parks and schools.

Offering the advantage of no onward chain the accommodation includes a generous lounge dining room, a well-proportioned bathroom, kitchen and useful storage cupboard.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

CONVENIENTLY LOCATED GROUND FLOOR FLAT  
TWO DOUBLE BEDROOMS  
NO ONWARD CHAIN  
GENEROUS LOUNGE DINING ROOM  
FITTED KITCHEN AND GOOD SIZE BATHROOM

Hall

Store

Store

Kitchen 2.67m (8'9") x 2.39m (7'10")

Living Room 6.59m (21'7") x 3.67m (12'1")

Bedroom 1 3.95m (13') x 2.74m (9') max

Bedroom 2 3.95m (13') max x 3.08m (10'1")

Bathroom

### 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: 24th May 2024

### Viewer's Note:

Services connected: Electric, Water and Drainage  
Council tax band: A  
Tenure: Leasehold with 91 years remaining  
Ground Rent: £10  
Service Charge: £991

# Floor Plan

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

## Floor Plan



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		

## Map Location

