



Cambridge House, Birmingham Road,  
Sutton Coldfield, B72 1DP

Offers in the Region Of £270,000

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This superbly appointed first floor two double bed executive apartment offers an excellent opportunity for buyers, benefitting from a generous lease and reasonable charges it occupies an enviable and convenient location set within close proximity of desirable amenities and a superior local transport network both road and rail.

Having the advantage of no onward chain the property benefits from allocated parking bays and a communal garden with individual residents storage units.

The accommodation itself comprises a welcoming hall with storage, a fabulous open living room and kitchen with breakfast bar, two double bedrooms, the master having an en-suite shower room and dressing room and a family bathroom.

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





## Property Specification

SUPERBLY APPOINTED FIRST FLOOR EXECUTIVE APARTMENT WITH NO ONWARD CHAIN  
TWO WELL PROPORTIONED BEDROOMS  
MASTER BEDROOM WITH EN-SUITE SHOWER AND DRESSING ROOM  
SUPERB OPEN LIVING ROOM WITH FITTED KITCHEN AND BREAKFAST BAR

### Hall

Open Family Dining Kitchen 6.50m (21'4") x 4.31m (14'2")

Bedroom 1 5.28m (17'4") x 2.69m (8'10")

Dressing Room 4.32m (14'2") x 3.88m (12'9")

### En-suite Shower Room

Bedroom 2 4.08m (13'5") max x 2.37m (7'9")

### Bathroom

### Agent's Note:

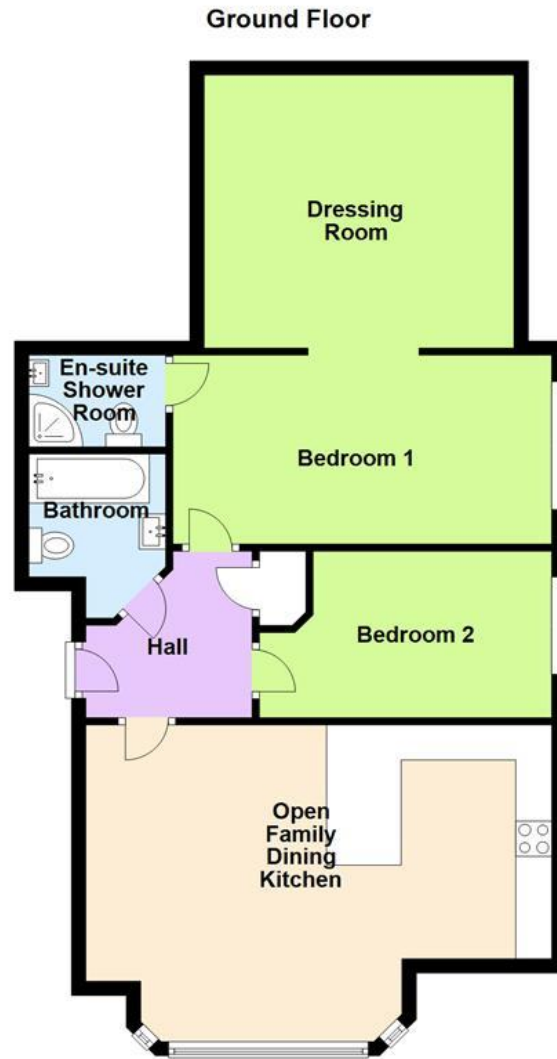
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Came on the market: 6th June 2024

### Viewer's Note:

Services connected: Electric, Water and Drainage  
Council tax band: D  
Tenure: Leasehold 147 years remaining  
Ground Rent: £150  
Service Charge: £1500

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

## Map Location

