



Garrard Gardens,
Sutton Coldfield, B73 6DX

£165,000

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This superbly located light and airy two double bed second floor flat occupies an enviable location set on the edge of Sutton Coldfield town centre close to Sutton Park a host of desirable amenities and a superior transport network both road and rail.

Offering the advantage of no onward chain the accommodation briefly comprises a hallway with storage, a well proportioned living room, fitted kitchen with pantry and storage and a bathroom with white suite. Having the advantage of no onward chain and an extended lease it must be viewed at the earliest opportunity in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED SECOND FLOOR FLAT
TWO WELL PROPORTIONED BEDROOMS
GENEROUS LIGHT AND AIRY LIVING ROOM
NO ONWARD CHAIN
KITCHEN WITH PANTRY AND STORAGE OFF

Hall

Living Room 5.18m (17') x 3.63m (11'11")

Kitchen 2.54m (8'4") x 2.36m (7'9")

Bedroom 1 3.58m (11'9") x 2.00m (6'7")

Bedroom 2 3.24m (10'7") x 2.54m (8'4")

Bathroom

Store

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: 6th June 2024

Viewer's Note:

Services connected: Electric, Water and Drainage
Council tax band: B
Tenure: 127 years remaining
Service Charge: £1800

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		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Map Location

