



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

Offers in Excess of £260,000



## Apartment 3, Cambridge House

Offers in Excess of £260,000



This recently constructed superbly presented well proportioned ground floor apartment occupies an enviable and convenient location set within close proximity of many sought after amenities including desirable transport links, shops and schools.

The stunningly presented accommodation on offer must be seen to be fully appreciated but briefly comprises a stylish open plan family dining kitchen with bay window and breakfast bar, two generous bedrooms with fitted wardrobes, an en-suite shower room and family bathroom.

Benefitting from off road allocated parking and communal gardens with individual storage units it must be viewed at the earliest opportunity.







## Property Specification

STYLISH CONTEMPORARY GROUND FLOOR EXECUTIVE APARTMENT  
TWO WELL PROPORTIONED BEDROOMS  
EN-SUITE SHOWER ROOM TO MASTER BEDROOM  
MODERN FAMILY BATHROOM WITH SHOWER OVER BATH  
MOST ATTRACTIVE OPEN PLAN LOUNGE DINING KITCHEN WITH BAY WINDOW

### Hall

Open Family Dining Kitchen 6.40m (21') x 4.53m (14'10")

Bedroom 1 5.25m (17'3") x 2.71m (8'11")

### En-suite Shower Room

Bedroom 2 4.08m (13'5") max x 2.39m (7'10")

### 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: 7th June 2024

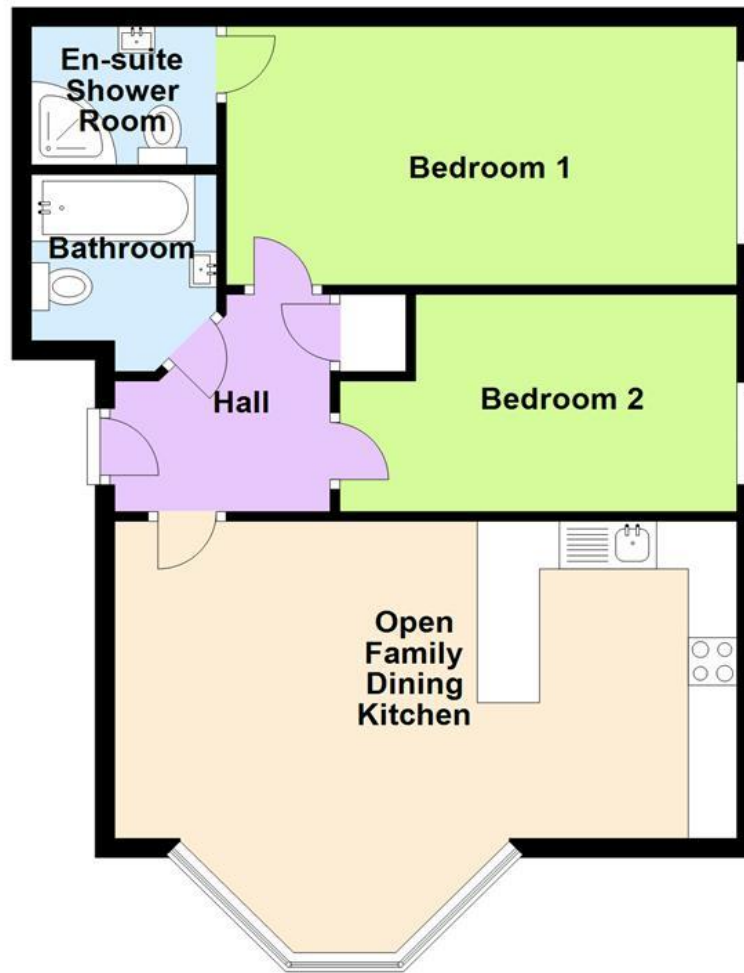
### Viewer's Note:

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

## Floor Plan



# Energy Efficiency Rating

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

# Map Location

