



Sheffield Road,  
Sutton Coldfield, B73 5HA

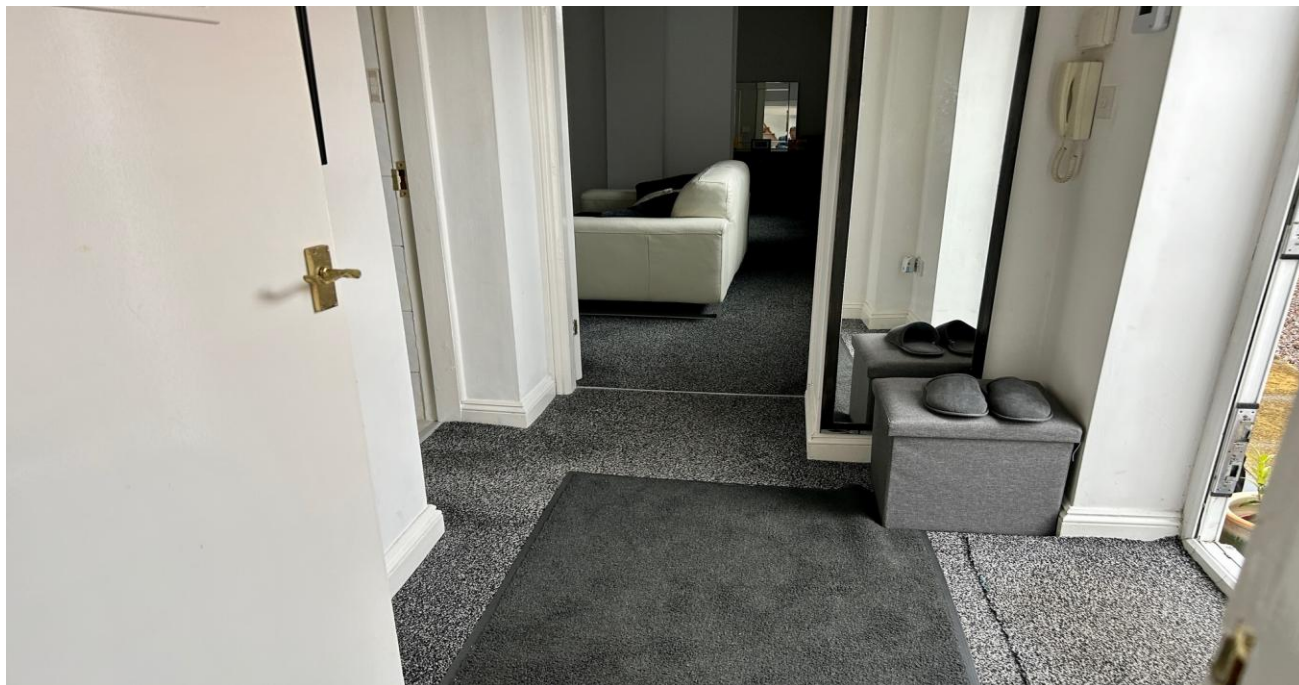
Auction Guide Price £90,000



## Auction Guide Price £90,000



This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team. This superbly located one double bed ground floor maisonette benefits from close proximity to many sought after amenities including local shops and superior transport links both road and rail. Offering the advantage of no onward chain the accommodation includes a living room with bedroom off, bathroom and fitted kitchen. Outside a driveway provides off road parking whilst there is also a gated garden/yard. An early viewing is essential in order to fully appreciate the opportunity and avoid disappointment.







## Property Specification

SUPERBLY LOCATED GROUND FLOOR FLAT  
ONE DOUBLE BEDROOM  
CLOSE PROXIMITY TO DESIRABLE AMENITIES  
SUPERIOR PUBLIC TRANSPORT LINKS BOTH ROAD AND  
RAIL  
NO ONWARD CHAIN

Hall

Kitchen 3.73m (12'3") x 1.77m (5'10")

Bathroom

Living Room 3.73m (12'3") x 2.91m (9'6") max

Store

Bedroom 3.73m (12'3") x 3.28m (10'9")

### 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 March 2025

### Viewer's Note:

Services connected:  
Council tax band: A  
Tenure: Leasehold - 105 years remaining  
Ground Rent: £20  
Service Charge: £0  
Restrictions:

# 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		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location