



73 Holland Road,
Sutton Coldfield, B72 1RP

£210,000

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Superbly located for nearby Sutton Coldfield Town Centre this beautifully presented second floor flat sits within close proximity of many desirable amenities including schools, shops and transport links. Offering the advantage of no onward chain the accommodation on offer is accessed via a secure entry system with intercom and includes a welcoming entrance hall with inner hall off having generous storage cupboards, further doors lead to a contemporary open plan living room and fitted kitchen having doors to a generous balcony. Further doors lead to the two bedrooms, bedroom one enjoying dual aspect windows and the attractive modern style family bathroom. Outside there are communal gardens and a residents car park providing an off road parking bay. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

SUPERBLY LOCATED BEAUTIFULLY PRESENTED SECOND
FLOOR FLAT
TWO GOOD SIZE BEDROOMS
CONTEMPORARY OPEN PLAN KITCHEN LIVING ROOM
WELL PROPORTIONED BALCONY
MODERN STYLE BATHROOM

Entrance Hall

Lounge Dining Area 4.27m (14') x 3.07m (10'1")

Kitchen Area 2.57m (8'5") x 2.25m (7'5")

Bedroom 1 4.27m (14') x 3.15m (10'4")

Bedroom 2 3.18m (10'5") x 2.88m (9'5")

Bathroom

Balcony 5.42m (17'9") x 1.66m (5'5")

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: 27th January 2025

Viewer's Note:

Services connected:
Council tax band:
Tenure: 114 years remaining, lease from
Ground Rent: £0
Service Charge: £1080

Floor Plan

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



Total area: approx. 59.0 sq. metres (635.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

