



Garrard Gardens,
Sutton Coldfield, B73 6DU

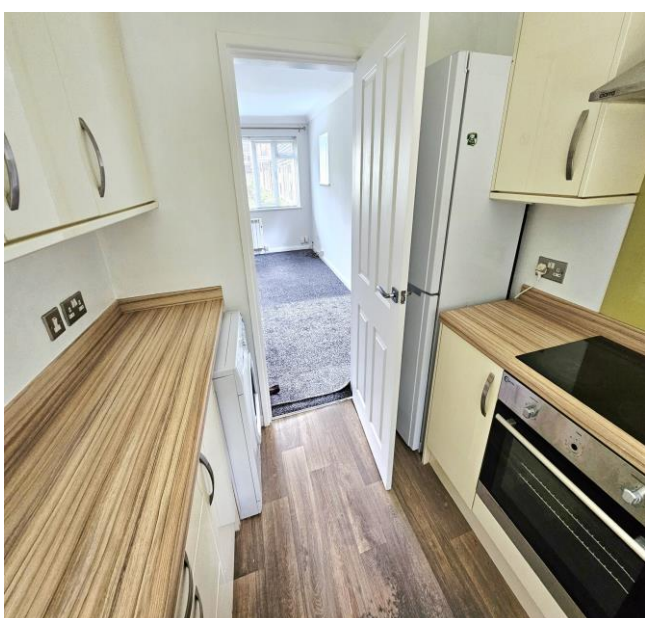
Offers in the Region Of £172,500

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OFFERED FOR SALE WITH NO UPEWARD CHAIN - VACANT POSSESSION UPON COMPLETION. This superbly proportioned well presented ground floor two bed apartment occupies a most convenient and sought after location within close proximity of Sutton Coldfield Town Centre consequently having benefitting from many desirable amenities including shops stores and arterial road and rail connections to major employment hubs. Offering a generous lease the accommodation is presented high standard throughout includes a generous living room/dining room, contemporary and most delightful fitted kitchen, an excellent master bedroom and second bedroom with walk-in storage, bathroom with full white suite to include both panel bath and separate shower cubicle. Outside there are communal gardens and communal parking. All in all a most complete home for first time buyers or downsizers, early viewing is essential in order to avoid disappointment.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION
A GROUND FLOOR TWO BEDROOM APARTMENT WITHIN A FEW HUNDRED YARDS DISTANCE OF SUTTON COLDFIELD PARK CONTAINED WITHIN A BEAUTIFULLY MAINTAINED DEVELOPMENT
ARTERIAL ROAD AND RAIL CONNECTIONS TO HAND THE LATER WITHIN SUTTON TOWN CENTRE
LOCAL AMENITIES TO INCLUDE SHOPPING AND ENTERTAINMENT FACILITIES ARE AVAILABLE IN SUTTON TOWN CENTRE
BRIGHT CONTEMPORARY PRESENTATION THROUGHOUT

Hall

Bathroom 1.93 (6'56") x 2.53 (8'2")

Bedroom 1 3.93m (12'11") x 3.69m (12'1")

Bedroom 2 2.86m (9'4") x 2.56m (8'5")

Lounge 5.11m (16'9") x 3.64m (11'11")

Kitchen 2.58m (8'6") x 2.41m (7'11")

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: 9th October 2025

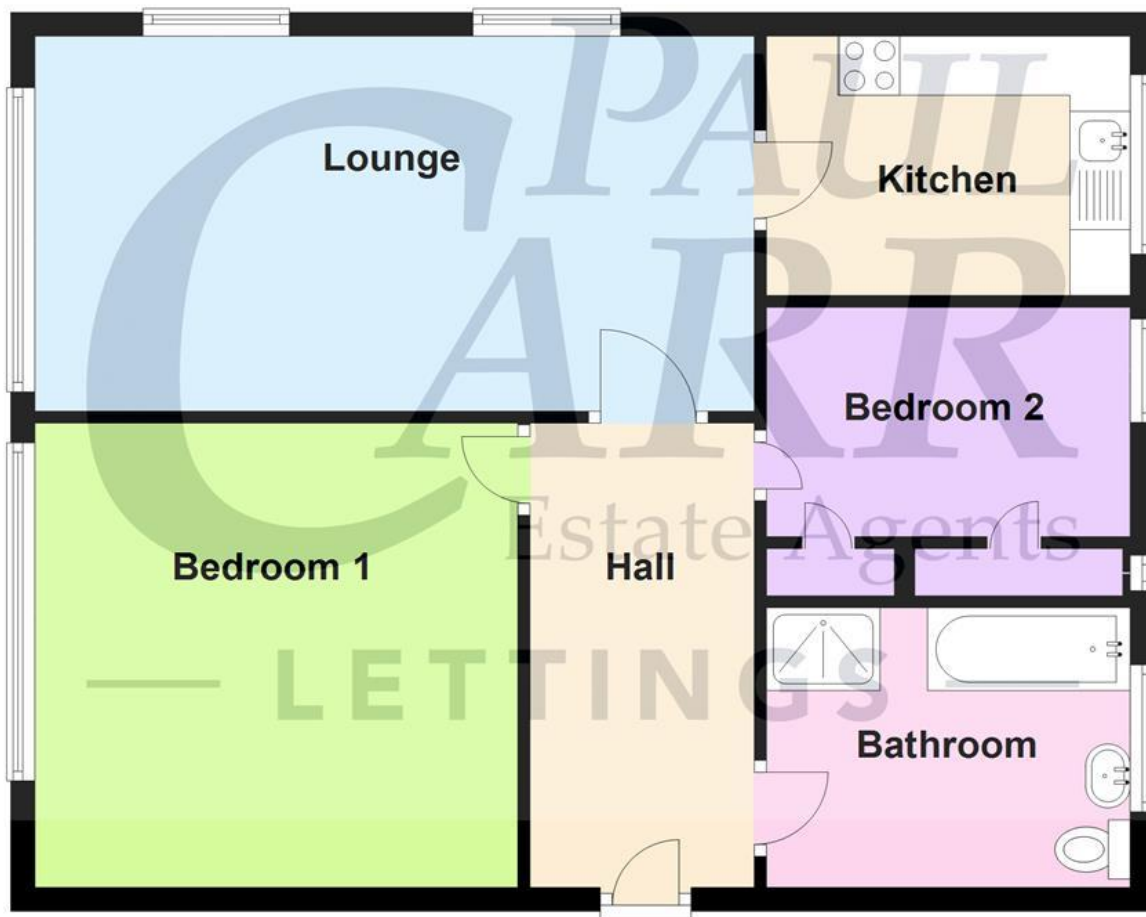
Viewer's Note:

Services connected: Elec., water and drainage
Council tax band: B
Tenure: Leasehold 126 years remaining, lease from 20th February 2006
Ground Rent: £0
Service Charge: £3432

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

Map Location

