



Kingston Court, 121 Lichfield Road,
Sutton Coldfield, B74 2RT

Offers Over £200,000

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Located on the second floor of this exceptionally convenient development, this delightful three double bedroom flat benefits from spacious and bright accommodation throughout and is sold with the benefits of stunning views and No Upward Chain.

The lounge diner is a spacious room and enjoys a large window with far reaching views and the kitchen benefits from built in storage and space for appliances, with access to a covered, adjoining laundry area.

Well presented and spacious, the three double bedrooms both offer built in storage cupboards and are serviced by a well fitted bathroom and separate WC.

Kingston Court resides within excellent proximity of Four Oaks Train Station offering direct routes into Birmingham and Lichfield City Centres. The shops and amenities of Mere Green and Sutton Coldfield are located nearby and Sutton Park can be enjoyed within a short walk.





Property Specification

SPACIOUS SECOND FLOOR APARTMENT
NO UPWARD CHAIN
SPACIOUS LOUNGE/DINER
THREE BEDROOMS
KITCHEN

Lounge/Diner
18' 6" x 10' 4" (5.63m x 3.15m)

Kitchen
10' 0" x 10' 9" (3.05m x 3.27m)

Bedroom One
11' 3" x 14' 2" (3.43m x 4.31m)

Bedroom Two
12' 2" x 9' 4" (3.71m x 2.84m)

Bedroom Three
10' 2" x 7' 4" (3.10m x 2.23m)

Bathroom
5' 4" x 5' 6" (1.62m x 1.68m)

WC
4' 8" x 2' 7" (1.42m x 0.79m)

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:

Viewer's Note:

Services connected: Electric, Water, Drainage
Council tax band: C
Tenure: 145 years remaining
Ground Rent: £15 per annum
Service Charge: £1700 per annum

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		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

