



Apartment 7 Royal Sutton Mews, 81 Lichfield Road,
Sutton Coldfield, B74 2RP

£230,000

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Royal Sutton Mews offers a style of living best compared to that of a New York Style loft apartment and would make an ideal first time buy or investment.

Thoughtfully converted within an Edwardian Coach House, this penthouse apartment is ideal for those looking for stylish accommodation within the heart of Sutton Coldfield and just a short train journey from vibrant Birmingham City Centre.

Unique vaulted ceilings in the living room, create drama and enhances the properties natural light. The kitchen with wood wall and base units is a spacious enough room to have a breakfast table and further enjoys a sky light window. The penthouse offers two well-proportioned bedrooms, spacious and with high ceilings and a modern bathroom that services then complete the internal rooms. Externally there is shared parking at the front and back of the property.

Located off Lichfield Road, near the junction of Tamworth Road and Anchorage Road, the apartment is within easy reach of local amenities including Sutton Coldfield shopping centre, the Mulberry Walk development at Mere Green and the walks and scenery of Royal Sutton Park.





Property Specification

PENTHOUSE APARTMENT
TWO GENEROUS BEDROOMS
ATTRACTIVE LOUNGE WITH VAULTED CEILING
WELL FITTED KITCHEN
MODERN BATHROOM

Living Room
15' 9" x 14' 3" (4.80m x 4.34m)

Kitchen
15' 1" x 6' 6" (4.59m x 1.98m)

Bedroom One
15' 4" x 10' 0" (4.67m x 3.05m)

Bedroom Two
13' 7" x 13' 2" (4.14m x 4.01m)

Bathroom
6' 4" x 5' 9" (1.93m x 1.75m)

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: TBC
Council tax band: TBC
Tenure: TBC
Ground Rent: TBC
Service Charge: TBC

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	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

