



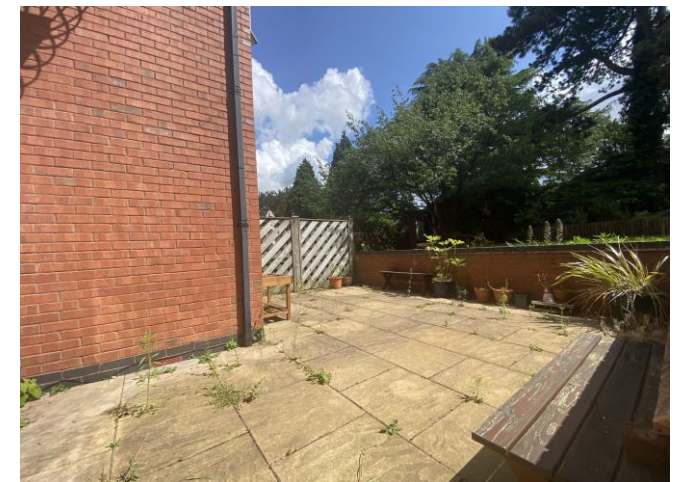
Anchorage Road,
Sutton Coldfield, B74 2PJ

£270,000

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Located on the ground floor of this stunning 1900's conversion, located in a central and exceptionally convenient position, this two bedroom apartment offers a wealth of character features and is sold with the benefit of a garage and private patio. Located in the affluent suburb of "Royal Sutton Coldfield" lies a unique property, and just a stones throw from the Sutton Coldfield park, great location for schools "including private", shops and top restaurants! Plus perfectly situated for the M42 and trains to New Street station and London!





Property Specification

GROUND FLOOR APARTMENT WITH NO UPWARD CHAIN
PRIVATE PATIO
TWO BEDROOMS
BEDROOM ONE WITH ENSUITE
SPACIOUS LIVING ROOM

Hall

Living Room 5.21m (17'1") x 4.11m (13'6")

Dining/Kitchen 4.19m (13'9") x 3.30m (10'10")

Bedroom 1 13' 9" x 29' 10" (4.2m x 9.10m)

En-suite

Bedroom 2 8' 2" x 27' 7" (2.5m x 8.4m)

Bathroom

Agent's Note:

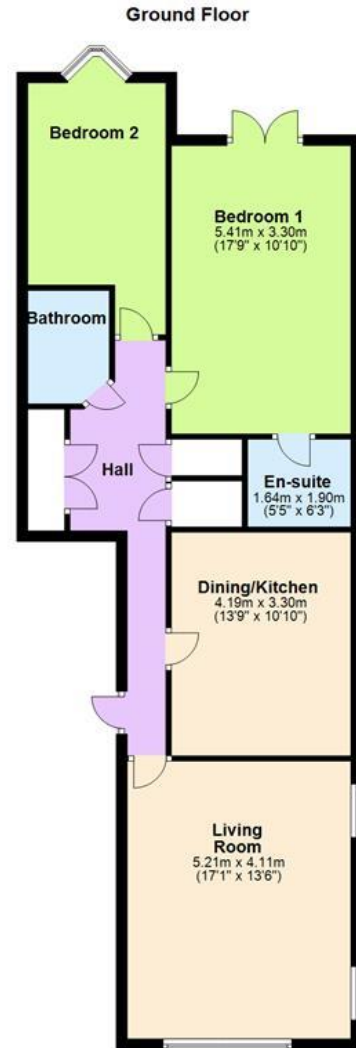
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 20th June 2023

Viewer's Note:

Services connected:
Council tax band: F
Tenure: Leasehold years remaining, lease from
Ground Rent: £200
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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

