**Anchorage Road,
Sutton Coldfield, B74 2PJ**

£270,000

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2 🛏 **2** 🛁 **1** 🛋

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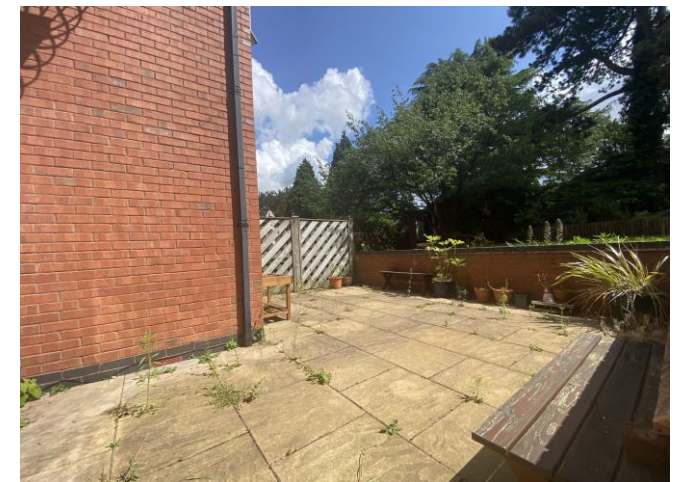
GROUND FLOOR APARTMENT WITH NO UPWARD CHAIN
PRIVATE PATIO
TWO BEDROOMS
BEDROOM ONE WITH ENSUITE
SPACIOUS LIVING ROOM

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

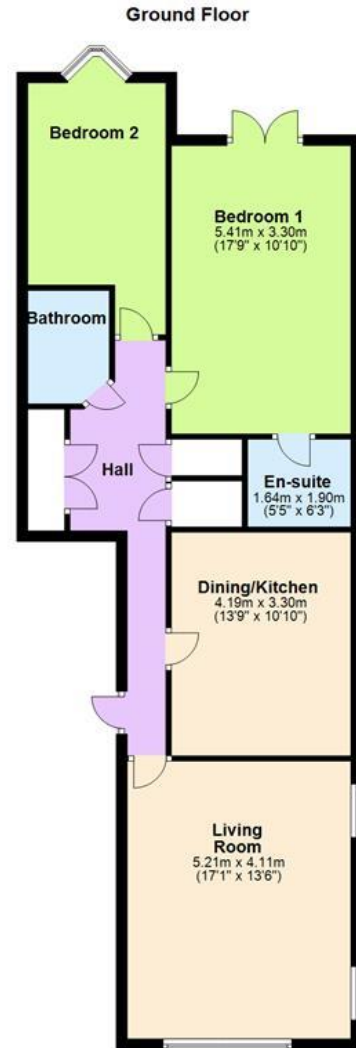**Bedroom 2 8' 2" x 27' 7" (2.5m x 8.4m)**

Bathroom

Agent's Note:

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

Ground Floor

Bedroom 2

Bedroom 1
5.41m x 3.30m
(17'9" x 10'10")

Bathroom

Hall

En-suite
1.64m x 1.90m
(5'5" x 6'3")

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

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

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