



Graydon Court, Blackroot Road
Sutton Coldfield, B74 2RU

Offers in Excess of £190,000

Blackroot Road

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Located on the border of Royal Sutton Park, and benefitting from spacious accommodation with a private balcony and garage, this two bedroom first floor flat is not to be missed.

The apartment enjoys a great position, ideal for access to local schools, trains and the shops and the amenities of both Four Oaks and Sutton Coldfield.

Internally the apartment offers spacious rooms and comprises of a large through lounge dining room with a unique balcony leading off and enjoying stunning views over the communal gardens. The kitchen leads off and benefits from built in storage and space for appliances. There are two double bedrooms and a family bathroom.

Outside the apartment benefits from a private garage and use of beautifully tended communal gardens alongside secure intercom entry and well maintained communal hallways.

Graydon 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

DELIGHTFUL TWO BEDROOM FIRST FLOOR BEDROOM
SPACIOUS AND BRIGHT LIVINGROOM/DINING ROOM
SOLD WITH THE BENEFIT OF GARAGE AND BALCONY
TWO DOUBLE BEDROOMS
WELL FITTED BATHROOM



Hall

Living Room/Dining Room
6.81m (22'4") x 3.45m (11'4")

Balcony

Kitchen
2.49m (8'2") x 2.44m (8')

Bedroom 1
3.66m (12') x 3.53m (11'7")

Bedroom 2
2.36m (7'9") x 2.00m (6'7")

Bathroom

Agent's Note:

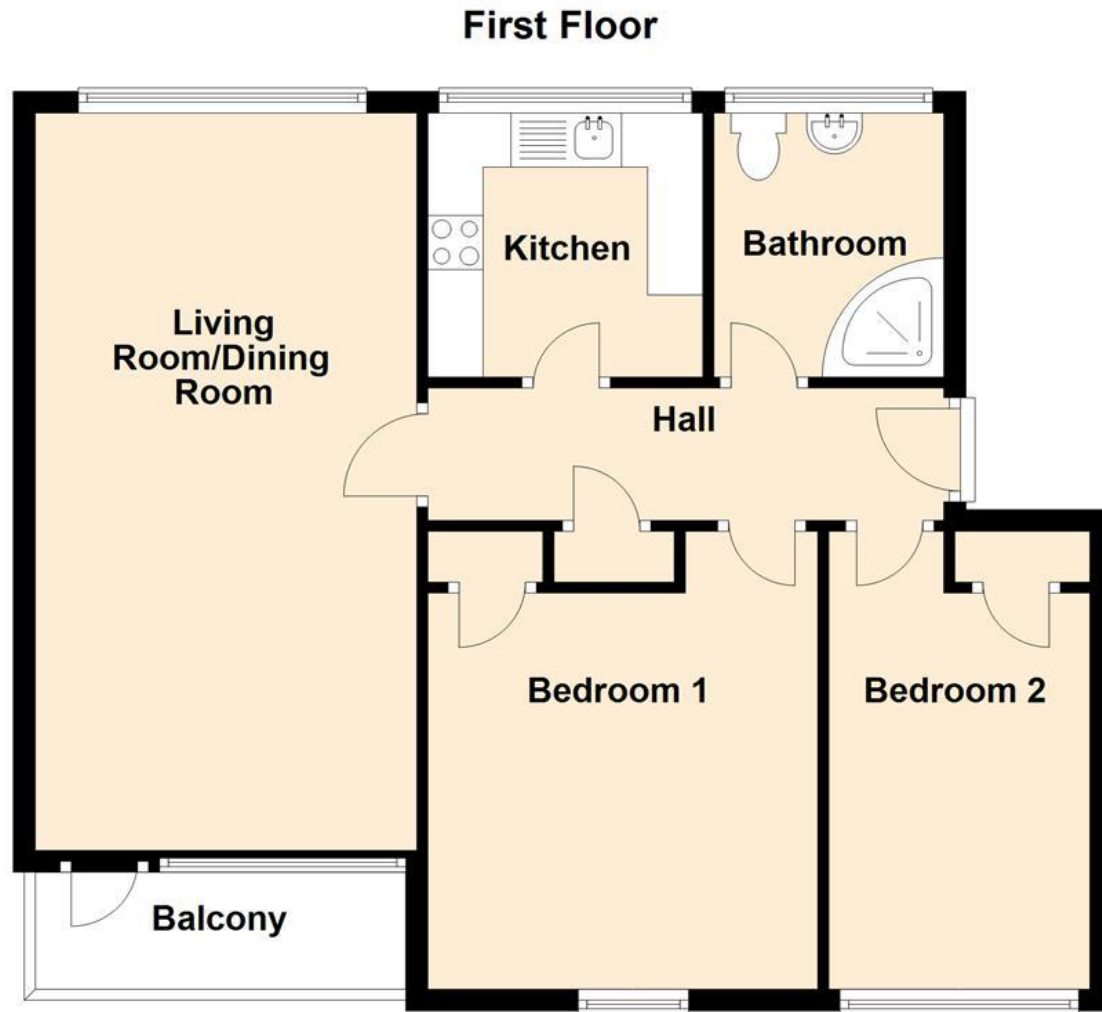
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Came on the market:

Viewer's Note:

Services connected: Electric, Water and Drainage
Council tax band: C
Tenure: TBC
Ground Rent and Service Charge: £1800 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

