



Bredon Court, Hill Village Road,  
Sutton Coldfield, B75 5JD

Guide Price £125,000



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A fantastic opportunity for, investors, and anyone looking for a lock up and leave! CASH BUYERS ONLY Viewing Highly Recommended This Property is Being sold by Paul Carr Modern Method of Auction-Reservation Fee Applies Auction sale is a faster and secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Secure Sale Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Auction Team.





## Property Specification

FIRST FLOOR SPACIOUS APARTMENT  
TWO DOUBLE BEDROOMS  
CASH BUYERS ONLY  
SPACIOUS LIVING/DINING AREA  
KITCHEN

### Hall

Living Room 6.50m (21'4") max x 3.91m (12'10")

Kitchen 2.74m (9') x 2.21m (7'3")

Bedroom 1 4.27m (14') x 3.05m (10')

Bedroom 2 3.35m (11') max x 2.97m (9'9")

### 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: 23rd February 2024

### Viewer's Note:

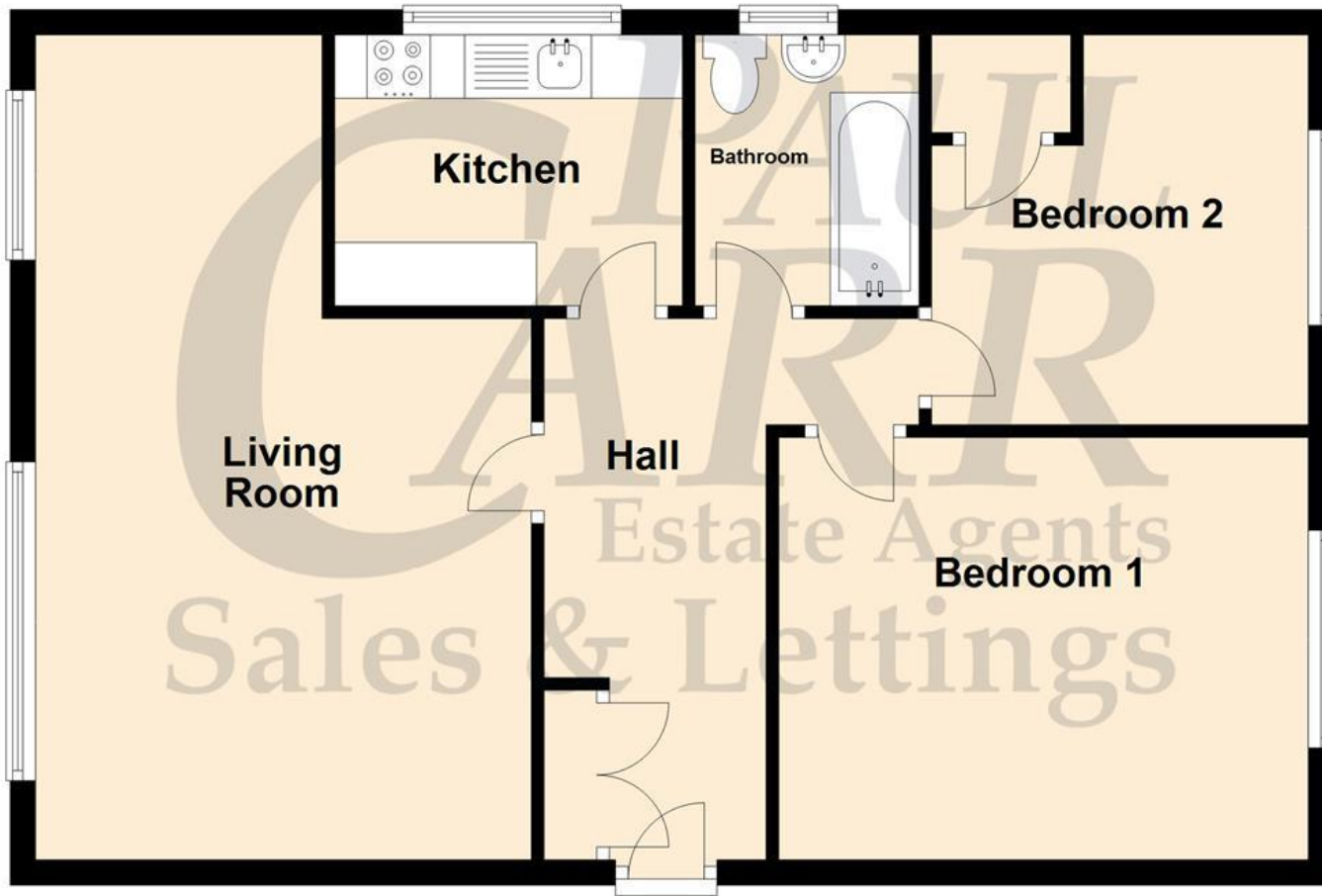
Services connected:  
Council tax band:  
Tenure: Leasehold years remaining, lease from  
Ground Rent: £20  
Service Charge: £1500  
Restrictions:



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

