



Flat 25, 40 Wyndley Close,
Sutton Coldfield, B74 4JD

£240,000

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Ideal for a young professional couple, this exceptionally spacious and well presented top floor apartment is sold with NO UPWARD CHAIN and benefits from having a balcony with the most beautiful views towards Lichfield and beyond.

Ideally located within walking distance of Blake Street railway station and within close proximity to local shops, schools and all amenities, this highly desirable and much sought after modern development is approached from Blake Street. A local convenience store is within easy walking distance with comprehensive shops and restaurants easily accessible on Clarence Road and Mere Green shopping centres. The development is accessed via a secure communal entrance door and then into a spacious reception hallway with useful storage cupboards off.

The delightful lounge is a particular feature of the property with a fireplace surround forming a focal point and door opening onto the balcony. The superb kitchen/dining is a modern and stylish room perfect for cooking and entertaining. Both bedrooms are a generous size and enjoy fitted wardrobes, and bedroom one further enjoys an ensuite. A modern family bathroom completes the accommodation. The property is completed by a security intercom, new central heating boiler and full double glazing.

Outside, there is a lock up garage and plus visitor parking spaces. Attractive communal gardens surround the property with lawns, pathways and inset shrub and herbaceous borders.





Property Specification

TOP FLOOR APARTMENT
NO UPWARD CHAIN
BALCONY WITH STUNNING VIEWS
TWO GENEROUS BEDROOMS
102 YEARS REMAINING OF LEASE

Hall

Living Room 5.33m (17'6") x 3.40m (11'2")

Balcony

Kitchen/Dining Room 5.65m (18'6") x 3.00m (9'10")

Bedroom 1 4.95m (16'3") x 2.59m (8'6")

En-suite

Bedroom 2 3.94m (12'11") x 2.46m (8'1")

Bathroom

Garage

Agent's Note:

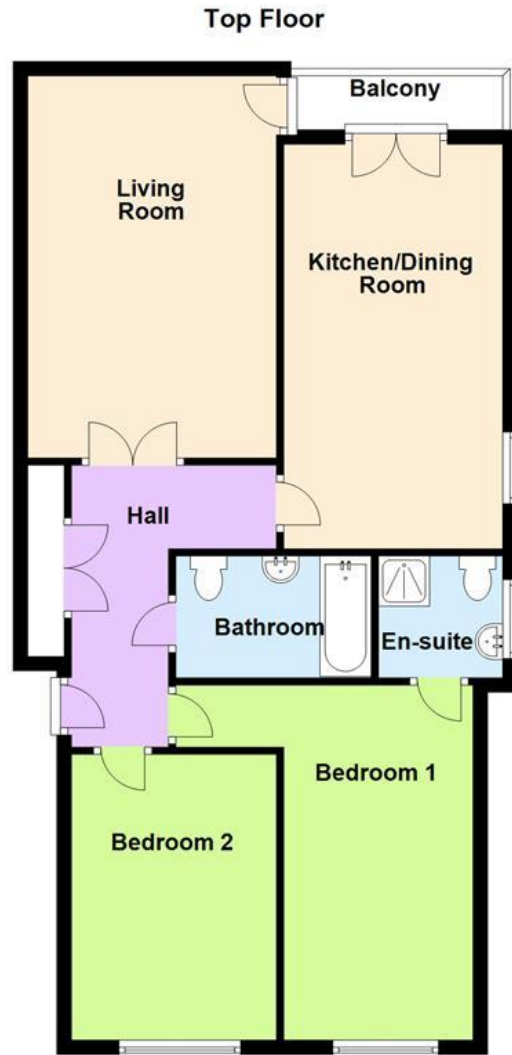
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Came on the market:

Viewer's Note:

Services connected:
Council tax band:
Tenure: 102 years remaining
Ground Rent: £0
Service Charge: £0

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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

