



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

Offers Over £230,000

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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:

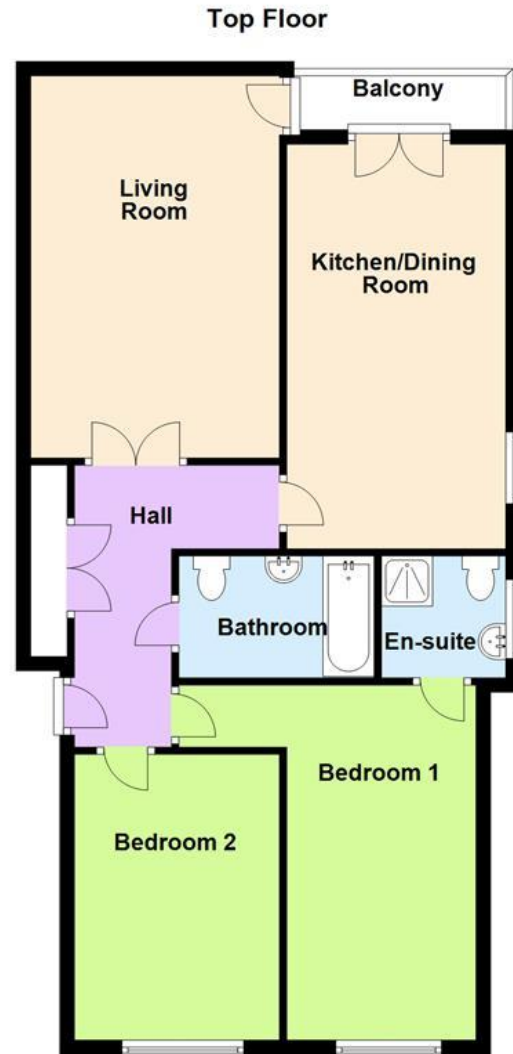
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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

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

