



Harborough Court, Belwell Lane,
Sutton Coldfield, B74 4TR

£265,000

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This second-floor apartment offers a harmonious blend of beauty and spaciousness, making it an ideal ready-to-move-in home. The property comes with a long lease, ensuring peace of mind and stability for future occupiers.

The expansive living and dining area is illuminated by a large window, allowing natural light to flood the space and create a warm, inviting atmosphere. The well-appointed kitchen boasts generous counter space and modern appliances. Its ample storage ensures that all your kitchen essentials are neatly organized.

The apartment features two sizeable double bedrooms, each designed for comfort and tranquility, with bedroom one benefitting from built-in wardrobes. The contemporary bathroom is sleek and stylish, equipped with high-quality fixtures and fittings.

An added convenience, the apartment includes a private garage, offering secure parking and additional storage space.

The property lies within the catchment of a good choice of schooling for both primary and secondary age groups, walking distance of a local bus service, and the comprehensive amenities at Mulberry Walk in Mere Green. The nearest train station on foot is accessible via Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.





Property Specification

TOP FLOOR APARTMENT
FREEHOLD IN COMMON - LEASE OF 971 YEARS REMANING
NO PETS ALLOWED
CANNOT SUB LET
STUNNING AND MODERN THROUGHOUT

Hall

Living/Dining Room
5.77m (18'11") x 3.81m (12'6")

Kitchen
4.90m (16'1") x 2.08m (6'10")

Bedroom 1
4.42m (14'6") x 3.30m (10'10")

Bedroom 2
2.82m (9'3") x 2.79m (9'2")

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: Gas, Water, Electric, Drainage
Council tax band: C
Tenure: Leasehold 999 years from 25 March 1996
Ground Rent and Service Charge: £1740 per annum
Restrictions: Cannot Sub let

Floor Plan

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



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

