



Badgers Bank Road,
Sutton Coldfield, B74 4EW

{£159,000}

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This spacious two-bedroom ground floor apartment, enjoying outdoor space, set in a popular location within easy reach of Blake Street train station is ideal for a first time buyer or buy to let investor.

The generous and modern open plan lounge/diner is a wonderful space and benefits from French doors to the rear gardens, whilst the separate kitchen is newly fitted with a range of base, wall and drawer mounted units and a window to the side aspect.

There are two double bedrooms which have a pleasant view to the side aspect across the communal gardens.

The bathroom completes the internal accommodation and comprises a white suite with bath and separate shower cubicle, close coupled W.C. and pedestal wash hand basin.

Outside there is a lovely patio area providing a rare and pleasant outside space, there are also well tended communal gardens and parking spaces.



Ground Floor Accommodation

Hall

Living/Dining Area 6.10m (20') x 5.08m
(16'8") max

Kitchen 2.69m (8'10") x 2.34m (7'8")

Bedroom 1 4.06m (13'4") x 2.97m (9'9")

Bedroom 2 4.06m (13'4") x 2.97m (9'9")

Bathroom

First Floor Accommodation

Hall

Living/Dining Area 6.10m (20') x
5.08m (16'8") max

Kitchen 2.69m (8'10") x 2.34m (7'8")

Bedroom 1 4.06m (13'4") x 2.97m
(9'9")

Bedroom 2 4.06m (13'4") x 2.97m
(9'9")

Bathroom

Additional Information

Services connected:

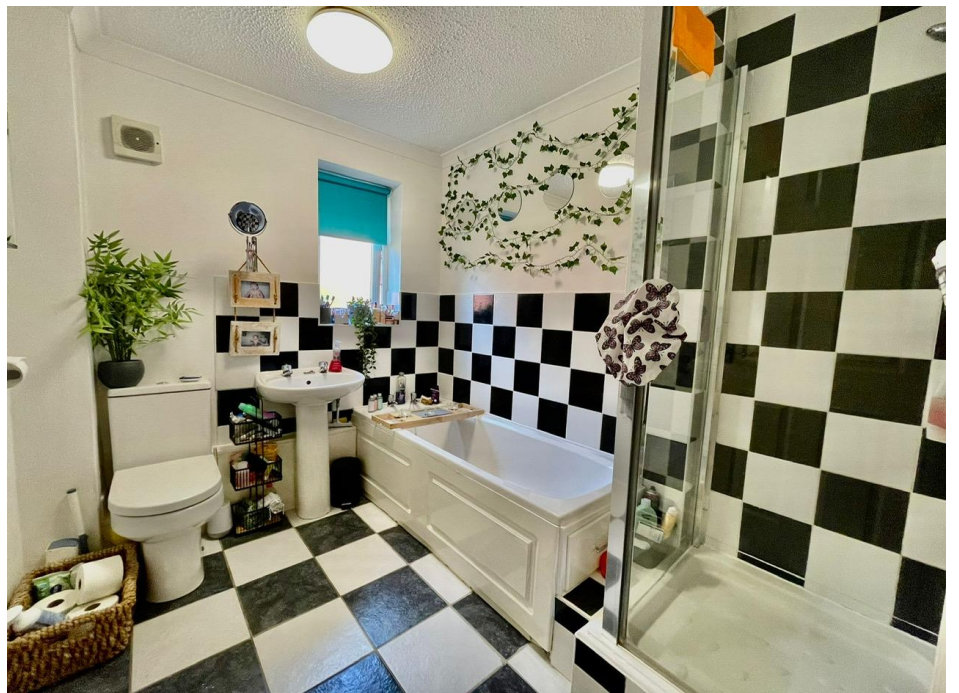
Council tax band: B

Tenure: Leasehold years remaining, lease from

Ground Rent: £0

Service Charge: £0

Restrictions:



Floor Plan

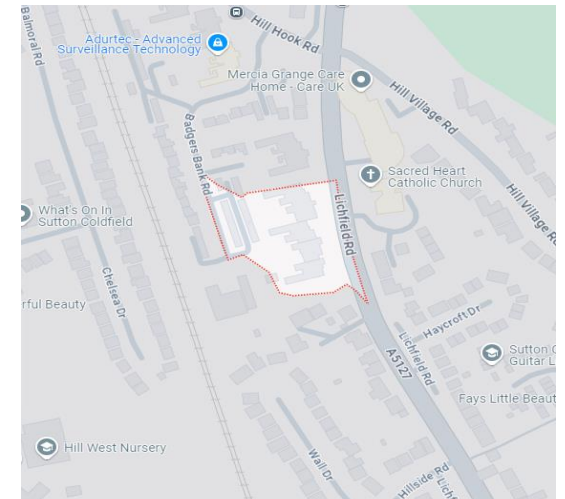
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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.
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