



Flat 5 Eton Court, Vesey Close,
Sutton Coldfield, B74 4QN

£220,000

Offers in Excess of £200,000



The views from this first floor apartment are truly breathtaking, with large windows and the balcony perfectly framing the serene pond and grounds offering a tranquil and picturesque setting.

The hallway is spacious and creates a welcoming entrance.

The living/dining room is generously sized, providing ample space for relaxation and entertaining. The kitchen is functional and offers plenty of room for cooking.

There are two fantastic-sized bedrooms, both positioned to take full advantage of these views allowing you to wake up to the calming sight of water. The accommodation is completed by a modern bathroom with a separate wc for added convenience.

Additionally, there is a garage, providing extra storage or parking space. Sutton Park is within walking distance providing 2400 acres of parkland with lakes and fine dining restaurants. For the sporting enthusiast there is a Tennis Club on Streetly Lane, Four Oaks Cricket Club on Clarence Road and Aston Wood Golf Club. For schooling there is a good choice of schooling for primary to secondary age groups.





Property Specification

TOP FLOOR APARTMENT
STUNNING VIEWS OVERLOOKING GARDENS
SPACIOUS THROUGHOUT
GARAGE IN SEPARATE BLOCK

Hall

Living/Dining Room
8.00m (26'3") x 4.24m (13'11") max

Balcony

Kitchen
2.51m (8'3") x 2.34m (7'8")

Bedroom 1
4.22m (13'10") x 3.78m (12'5")

Bedroom 2
3.15m (10'4") x 2.87m (9'5")

Bathroom

WC

Garage

Agent's Note:

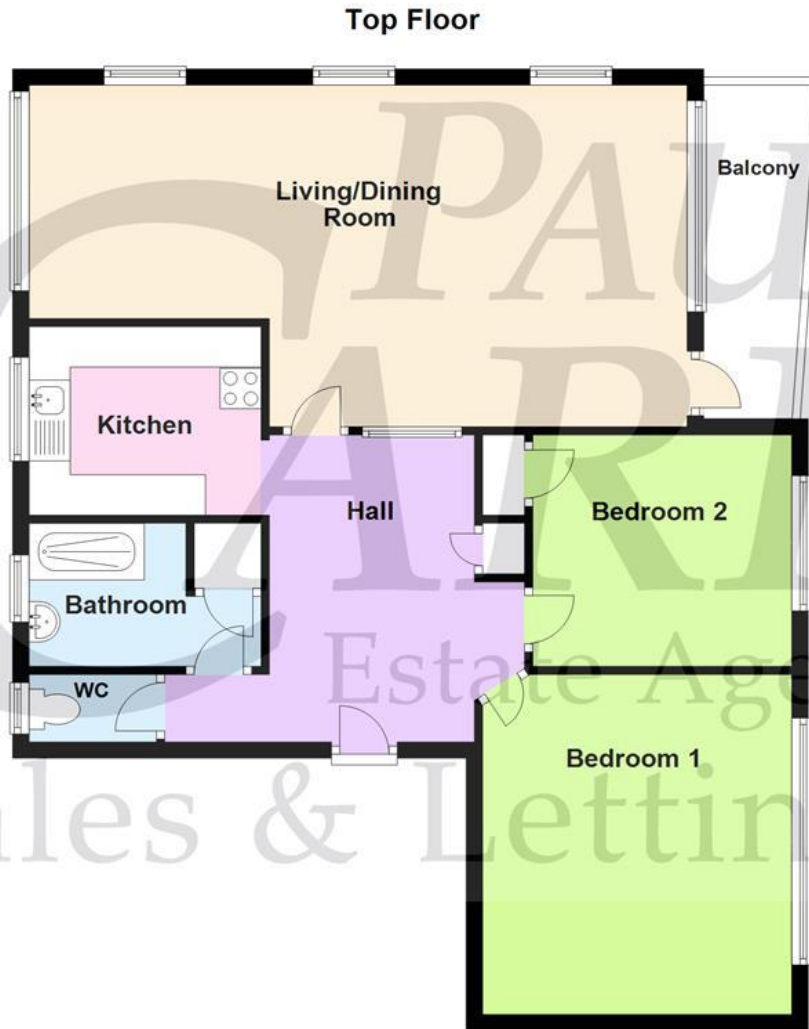
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Came on the market:

Viewer's Note:

Services connected:
Council tax band:
Tenure: years remaining, lease from
Ground Rent:
Service Charge:

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		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Map Location

