



Doe Bank Court, Lichfield Road,  
Sutton Coldfield, B74 2TE

**£170,000**

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This modern top-floor flat offers an excellent opportunity for both investors and homeowners seeking a stylish, hassle-free property. With no upward chain, the purchase process is streamlined, making it an attractive choice for immediate occupancy or rental.

The flat boasts two well-proportioned bedrooms, perfect for a small family, professionals, or tenants seeking comfortable living space. The breakfast kitchen is a standout feature, designed with a contemporary aesthetic and ample room for casual dining. It flows seamlessly into the living space, creating an inviting area for relaxation or entertaining. The bathroom is finished to a modern standard, offering sleek fittings and a clean, functional layout.

Additional perks include a garage, ideal for parking or extra storage, and a long lease, ensuring peace of mind for the new owner. Set in a desirable location, this property combines convenience and style, making it an ideal investment or first home.





## Property Specification

NO UPWARD CHAIN  
SPACIOUS LOUNGE / DINER  
TWO BEDROOMS  
MODERN KITCHEN WITH FITTED APPLIANCES  
NEWLY RENOVATED

### Hall

**Lounge/Dining Room**  
4.95m (16'3") x 3.84m (12'7")

**Kitchen**  
4.82m (15'10") x 2.54m (8'4")

**Bedroom 1**  
3.61m (11'10") x 2.00m (6'7")

**Bedroom 2**  
4.19m (13'9") x 2.34m (7'8")

### Bathroom

### 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: 4th December 2024

### Viewer's Note:

Services connected: Electric, Water and Drainage  
Council tax band: B  
Tenure: Leasehold 102 years remaining  
Ground Rent: £400 per annum  
Service Charge: £1440 per annum

# 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		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## Map Location

