



Flat 1 Hillmorton, 138 Clarence Road,
Sutton Coldfield, B74 4LA

Offers in Excess of £140,000

Offers in Excess of £140,000



This deceptively spacious, newly decorated ground floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors alike.

Benefiting from no upward chain and a long lease the property is ready for immediate occupation.

Step inside to a generously sized living/dining area, ideal for both relaxing and entertaining. The well-fitted kitchen features ample storage and workspace, perfect for everyday cooking needs.

There are two good-sized bedrooms, with Bedroom one being particularly large and Bedroom two comfortably accommodating a double bed. The modern bathroom is stylish and functional.

Outside the garage which offers additional storage or a parking option.

Situated on the highly popular Clarence Road, the property benefits from outstanding school catchments for all ages, a range of local amenities and a number of transport links within walking distance of the property.





Property Specification

NO UPWARD CHAIN
GROUND FLOOR
2 DOUBLE BEDROOMS

Hall
4.57m (15') x 1.78m (5'10")

Lounge/Dining Room
6.65m (21'10") x 3.91m (12'10")

Kitchen
2.95m (9'8") x 1.73m (5'8")

Bedroom 1
4.83m (15'10") x 3.18m (10'5")

Bedroom 2
2.95m (9'8") x 2.26m (7'5")

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: Electric, Water and Drainage
Council tax band: B
Tenure: Leasehold 999 years remaining, lease from 2010
Ground Rent: N/A
Service Charge: £1800
Restrictions: N/A

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		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

