



Belwell Place,
Sutton Coldfield, B74 4AY

£325,000

If you are looking for a luxuriously spacious apartment located in the heart of Mere Green, this fantastic penthouse apartment is not to be missed. Residing within this exclusive, modern development, this superb two-bedroom top-floor apartment has been beautifully maintained and decorated to offer spacious, bright accommodation that is ready to be moved into and enjoyed.

Benefitting from a secure video intercom entry system, the apartment can be accessed via stairs or lift and internally comprises a spacious entrance hall. A large lounge overlooks the front aspect and offers fantastic space to relax and dine, while the modern kitchen, complete with integral appliances, provides excellent storage. Bedroom one is luxuriously spacious and benefits from a grand en-suite shower room. Bedroom two is also a double room, and a spacious bathroom with a white suite completes the internal accommodation.

To the rear is a secure, gated car park, exclusive to residents and guests. The apartment also benefits from an allocated parking space, conveniently located by the gated entrance to the building. There are beautifully tended communal gardens for residents to enjoy.

Belwell Lane is located in the centre of Mere Green and provides exceptionally easy access to local schools, shops, and amenities, including supermarkets, restaurants, coffee shops, and local train links with direct routes into Birmingham and Lichfield city centres.



Hall

Lounge: 5.00m (16'5") x 4.27m (14')

Kitchen: 2.87m (9'5") x 2.41m (7'11")

Bedroom 1: 7.80m (25'7") x 4.27m (14')

En-suite

Bedroom 2: 2.52m (8'3") x 1.53m (5')

Bathroom





Floor Plan

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

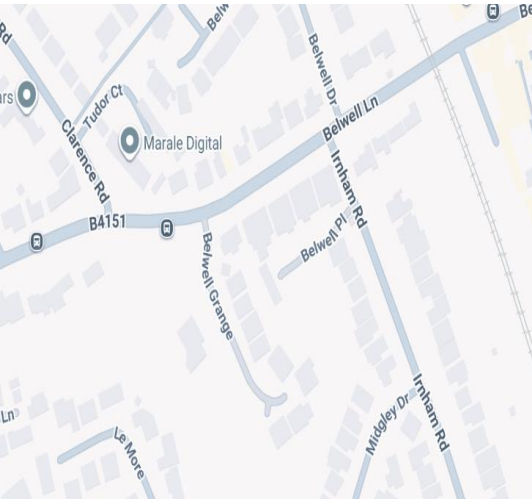


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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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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