



Graydon Court, Blackroot Road,
Sutton Coldfield, B74 2RU

Offers in Excess of £185,000

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Located on the second floor of this exceptionally convenient development, this delightful two bedroom flat benefits from spacious and bright accommodation throughout and is sold with the benefits of a private garage, parking and balcony.

The living room enjoys a balcony with views over garden and trees, two double bedrooms with a well fitted bathroom, and the kitchen enjoys a large window looking on to front elevation of the development.

Graydon Court resides within excellent proximity of Four Oaks Train Station offering direct routes into Birmingham and Lichfield City Centres. The shops and amenities of Mere Green and Sutton Coldfield are located nearby and Sutton Park can be enjoyed within a short walk.





Property Specification

SECOND FLOOR APARTMENT
TWO DOUBLE BEDROOMS
LIVING ROOM/DINING ROOM
BALCONY TO ENJOY OUTDOORS
KITCHEN OVER LOOKING THE FRONT

Hall

Living Room/Dining Room 6.76m (22'2") x 3.45m (11'4")

Balcony 3.35m (11') x 1.12m (3'8")

Kitchen 2.46m (8'1") x 2.46m (8'1")

Bedroom 1 4.19m (13'9") x 3.59m (11'9")

Bedroom 2 4.19m (13'9") x 2.46m (8'1")

Bathroom 5' 9"(1.75m) x 7' 9"(2.36m)

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: C
Tenure: Share of freehold
Ground rent and Service Charge: £1800
Restrictions: No Pets and cannot sublet

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		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

