



Flat 33 Eaton Court, Mulroy Road,  
Sutton Coldfield, B74 2PZ

**£245,000**



£245,000



This stunning top-floor apartment exudes modern style and sophistication, perfect for those looking to downsize or seeking a convenient lock-up-and-leave option.

The property benefits from a long lease, ensuring peace of mind for years to come.

Upon entering, you're greeted by a spacious and inviting living/dining room, flooded with natural light and designed for both comfort and entertaining. The thoughtfully designed kitchen features integrated appliances, ample storage, and sleek countertops, making it a chef's dream. The inner hallway leads to three generously sized bedrooms, each offering plenty of space and flexibility to suit your needs. The bathroom is fully tiled and completes the accommodation.

Outside, you'll find plenty of parking spaces and a private garage.

This apartment truly offers a perfect blend of modern living and practicality, ideal for those ready to embrace a stylish and low-maintenance lifestyle.

Located in the affluent suburb of "Royal Sutton Coldfield" lies a unique property, and just a stones throw from the Sutton Coldfield park, great location for schools "including private", shops and top restaurants! Plus perfectly situated for the M42 and trains to New Street station and London!





## Property Specification

SPACIOUS FIRST FLOOR APARTMENT IN A SUPERB LOCATION  
THREE GOOD SIZED BEDROOMS  
938 YEARS REMAINING ON LEASE  
GROUND RENT AND SERVICE CHARGE OF £1700 PER ANNUM

**Living/Dining Room**  
5.54m (18'2") x 3.53m (11'7")

**Kitchen**  
3.84m (12'7") x 3.51m (11'6")

**Bedroom 1**  
4.27m (14') x 3.53m (11'7")

**Bedroom 2**  
3.66m (12') x 3.51m (11'6")

**Bedroom 3**  
2.53m (8'3") x 2.51m (8'3")

**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: Gas, Water, Electric, Drainage  
Council tax band: C  
Tenure: Leasehold 999 years from 25 March 1963  
Ground Rent and Service Charge: £1700 per annum



# Floor Plan

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

Top Floor



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.  
Plan produced using PlanUp.

# Energy Efficiency Rating

# Map Location

