



Regents Way,
Sutton Coldfield, B75 7NW

Offers in the Region Of £170,000

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Paul Carr Estate Agents are delighted to welcome to the market this wonderfully presented two-bedroom flat located on Regents Way.

Situated in a quiet corner, this secluded home offers both privacy and excitement as it is located close to local shops, amenities, parks, schooling for all ages and a bus journey from Sutton Coldfield Center.

Approached via a paved pathway alongside an allocated parking space and entered into a secure communal hallway. Upon entry into the flat you are welcomed by an inviting hallway giving you access to two double bedrooms, the bathroom consists of a bathtub, separate shower cubicle, hand wash unit and WC. Heading to the end of the hallway you are presented with a spacious lounge with new carpets, dining room with new flooring and the kitchen offers an array of wall and base units, plenty of countertop space, gas hob and electric oven and sink unit with side drainer.

Completing this home is a beautiful communal garden offering plenty of outdoor space.

This perfect first-time buy or downsize purchase is offered to the market with no onward chain.





Property Specification

SPACIOUS TWO BEDROOM FLAT
GROUND FLOOR
NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
COMMUNAL GARDENS

Lounge 4.60m (15'1") x 3.51m (11'6")

Kitchen 2.70m (8'10") x 2.48m (8'2")

Dining Room 3.51m (11'6") x 2.70m (8'10")

Bedroom 1 3.58m (11'9") x 3.58m (11'9")

Bedroom 2 3.58m (11'9") x 2.69m (8'10")

Bathroom 2.70m (8'10") x 2.10m (6'11")

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:

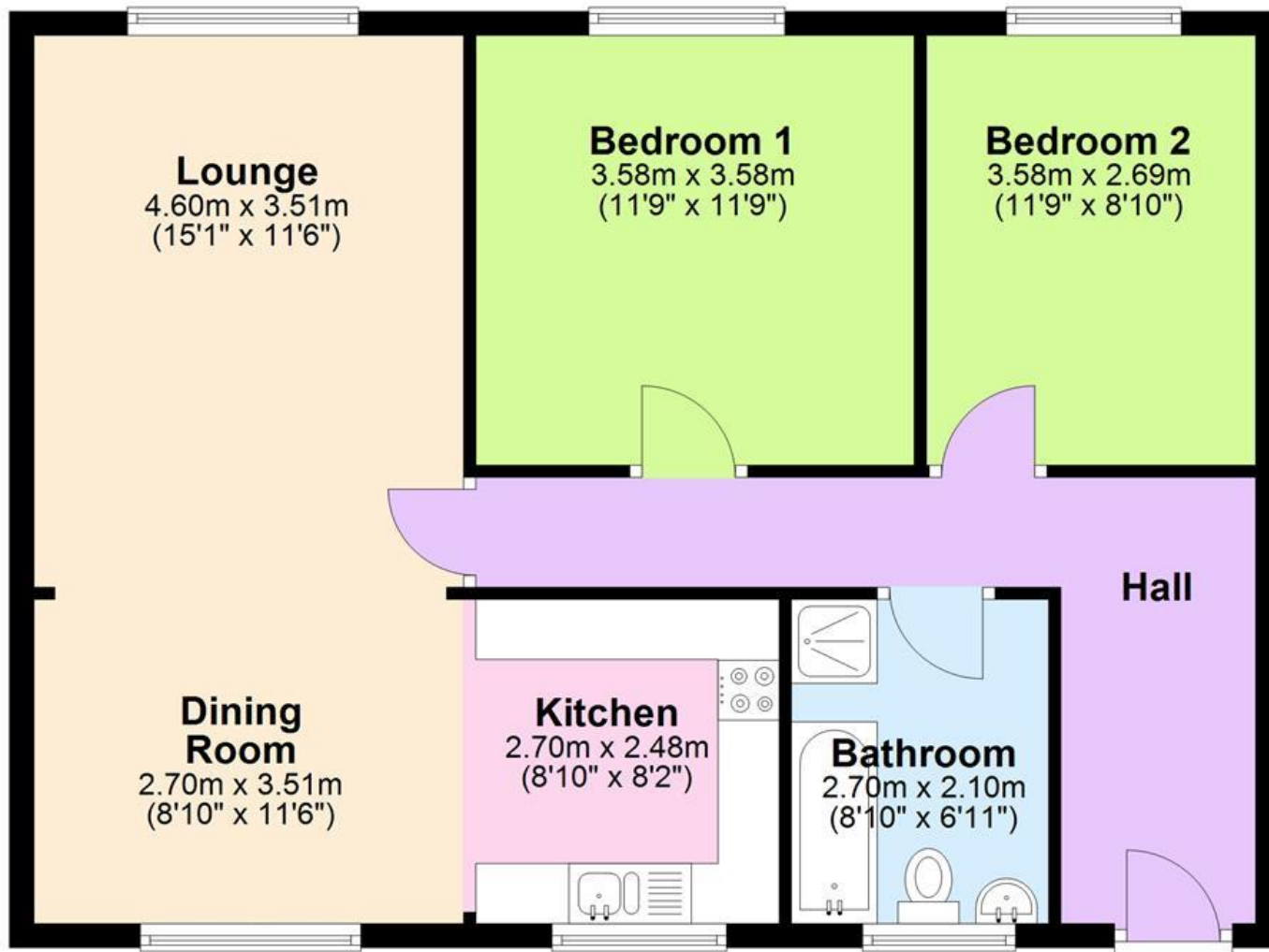
Services connected: Water, gas, electric and drainage
Council tax band: C

Tenure: Leasehold
Ground Rent: TBC
Service Charge: TBC

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

