



Woodington Road,
Sutton Coldfield, B75 7PY

Auction Guide Price £90,000

A two-bedroom duplex apartment situated in a popular residential location close to a range of local amenities and transport links.

Internal inspection reveals a hallway, lounge/dining room, kitchen, two double bedrooms and a bathroom.

The property benefits from a private garden and is offered for sale with no upward chain.

This Property is Being sold by Paul Carr Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

Tenure: We can confirm the property is Leasehold.

Lease Length: 125 year lease from September 2007

Ground Rent: £10 per annum

Service Charge: £350 per annum

Council Tax Band: We can confirm the Council Tax Band is A.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

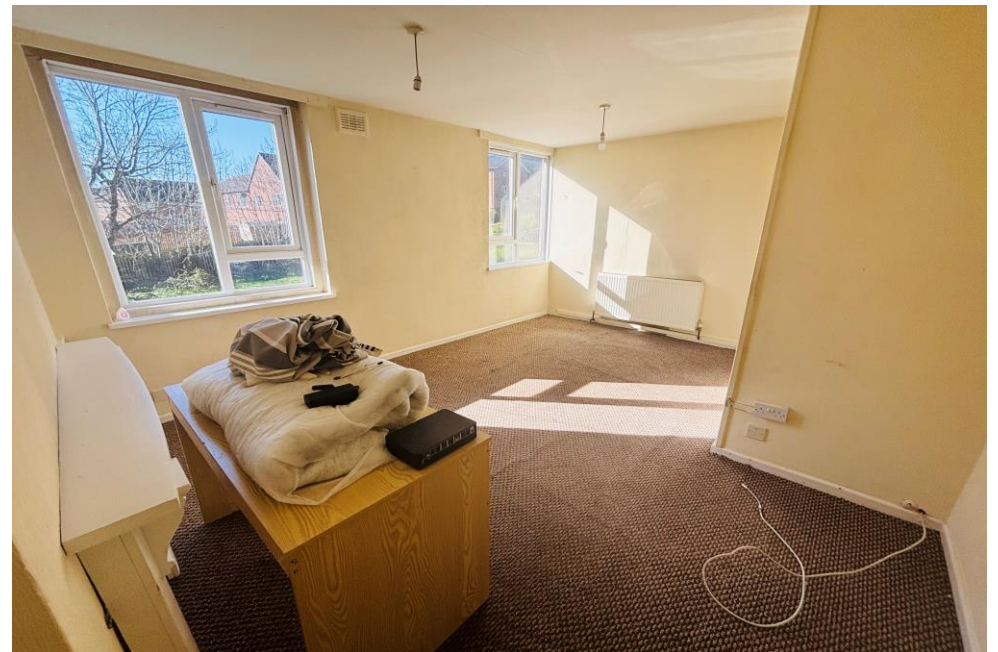
Kitchen 14' 4" x 9' 0" (4.37m x 2.74m)

Lounge 16' 4" x 12' 3" (4.97m x 3.73m)

Bedroom 1 16' 4" x 9' 0" (4.97m x 2.74m)

Bedroom 2 11' 4" x 9' 0" (3.45m x 2.74m)

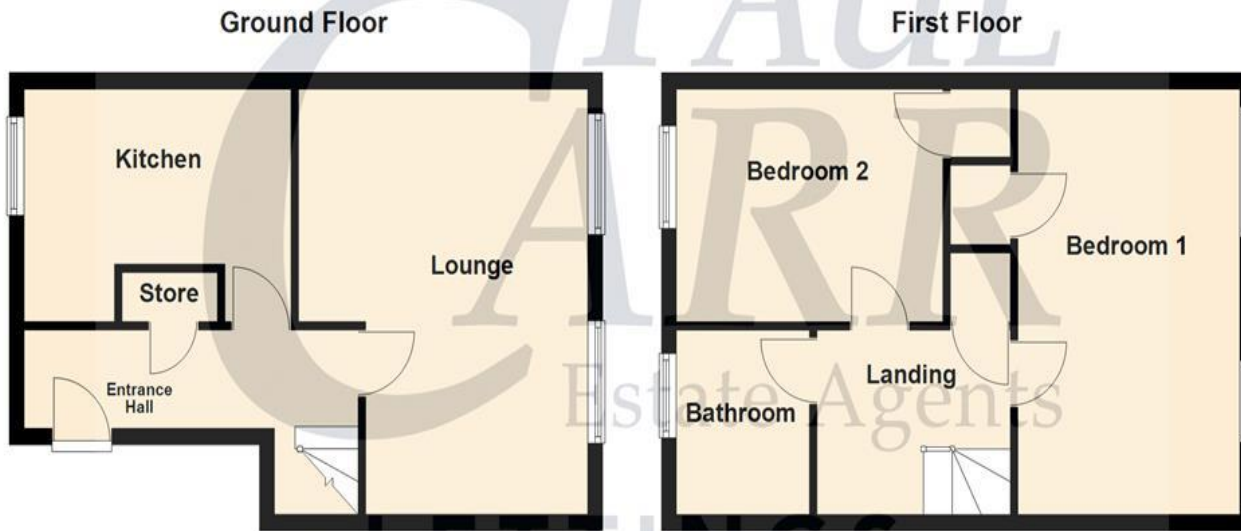
Bathroom 7' 0" x 5' 6" (2.13m x 1.68m)





Floor Plan

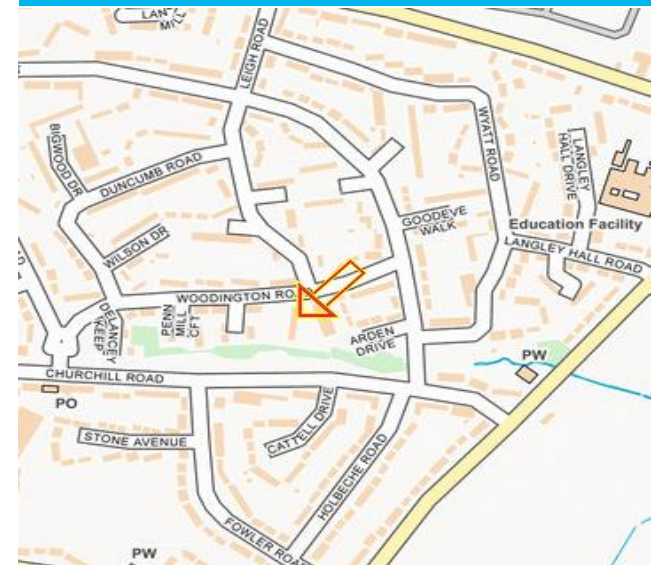
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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.
Came on the market: 2nd April 2025