



41 Berryfields Road,
Sutton Coldfield, B76 2UX

Offers in the Region Of £135,000

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This is an excellent opportunity to purchase a top floor apartment in a delightful residential location that is close to many amenities. The interiors are beautifully presented throughout and includes a secure entrance leading to communal hallway and staircase. The interiors offer a very stylish living room with picture window, white high gloss fitted kitchen with breakfast bar, two excellent bedrooms and a modern bathroom with white suite. Outside there are well tended grounds. The service charge includes the heating and hot water. Offering no upward chain this is a perfect opportunity to purchase call 0121 351 4000





Property Specification

A SUPERB TOP FLOOR APARTMENT
 IDEAL LOCATION CLOSE TO MANY AMENITIES
 SPACIOUS VERY WELL PRESENTED INTERIORS
 SERVICE CHARGE INCLUDES HEATING AND HOT WATER
 GENEROUS LIVING ROOM

Hallway

Lounge 19' 10" x 10' 1" (6.04m x 3.07m)

Kitchen 11' 9" x 6' 0" (3.58m x 1.83m)

Bathroom 6' 11" x 5' 4" (2.11m x 1.62m)

Bedroom 1 16' 0" x 8' 7" (4.87m x 2.61m)

Bedroom 2 9' 7" x 7' 7" (2.92m x 2.31m)

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, Electric, Water, Drainage
 Council tax band: A
 Tenure: Leasehold years remaining, lease from
 Ground Rent: £250
 Service Charge: £3500
 Restrictions:

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		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

