



Carhampton Road,
Sutton Coldfield, B75 7PE

Offers in the Region Of £115,000

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Offering a superb, generous three bedroom duplex apartment that is leasehold and offers a secure entrance and communal staircase up to first floor. Inside there is an entrance hall, spacious fitted kitchen with a range of drawer, base and eye level units and a very generous lounge/dining room. Upstairs there are three excellent bedrooms and a bathroom with white suite. Outside there is also a rear garden with lawn. The property benefits from double glazing and gas central heating. Situated on a large housing development it is close to many amenities including, shops, schools for all ages and road links. The property has a service charge of approximately £580 per year and the service charge is £10 per year. The block is having a new roof that an interest free payment plan for five years is available. please call for more details. Viewing is essential whether you are buying to live in or purchasing as an investment.





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: 18th December 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

A VERY SPACIOUS THREE BEDROOM DUPLEX APARTMENT
IDEALLY LOCATED CLOSE TO MANY AMENITIES
SECURE BUZZER ENTRANCE
ENTRANCE HALL WITH STORAGE
GENEROUS FITTED KITCHEN

Hallway

Kitchen 11' 3" x 9' 2" (3.43m x 2.79m)

Lounge 16' 9" x 12' 3" (5.10m x 3.73m)

Landing

Bedroom 1 11' 3" x 9' 2" (3.43m x 2.79m)

Bedroom 2 9' 3" x 8' 3" (2.82m x 2.51m)

Bedroom 3 9' 3" x 8' 0" (2.82m x 2.44m)

Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: A
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

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

Energy Efficiency Rating



Map Location

