



Montgomery Grove, Gunner Grove,
Sutton Coldfield, B75 7HE

Offers Over £170,000

Sutton Coldfield

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A spacious second floor apartment situated on a modern development in a highly sought-after location in Sutton Coldfield.

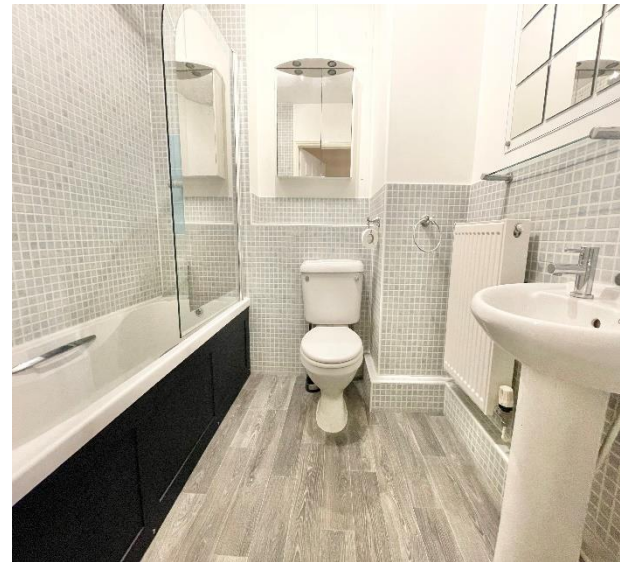
Internal inspection reveals a welcoming reception hall, spacious lounge/dining room, fitted kitchen, two good sized bedrooms and a bathroom. Bedroom one has the added benefit of built-in wardrobes.

The residents have access to communal parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Offered for sale with the benefit of no upward chain internal viewing is highly recommended to appreciate all this property has to offer.





Property Specification

SECOND FLOOR
TWO BEDROOMS
SHARED PARKING
SPACIOUS LIVING ROOM
KITCHEN

Kitchen 2.97m (9'9") x 2.29m (7'6")

Lounge/Dining Room 6.12m (20'1") x 3.22m (10'7")

Bedroom 1 3.93m (12'11") x 1.38m (4'6")

Bedroom 2 3.63m (11'11") x 2.62m (8'7")

Bathroom 2.11m (6'11") x 1.97m (6'5") max

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: 7th October 2022

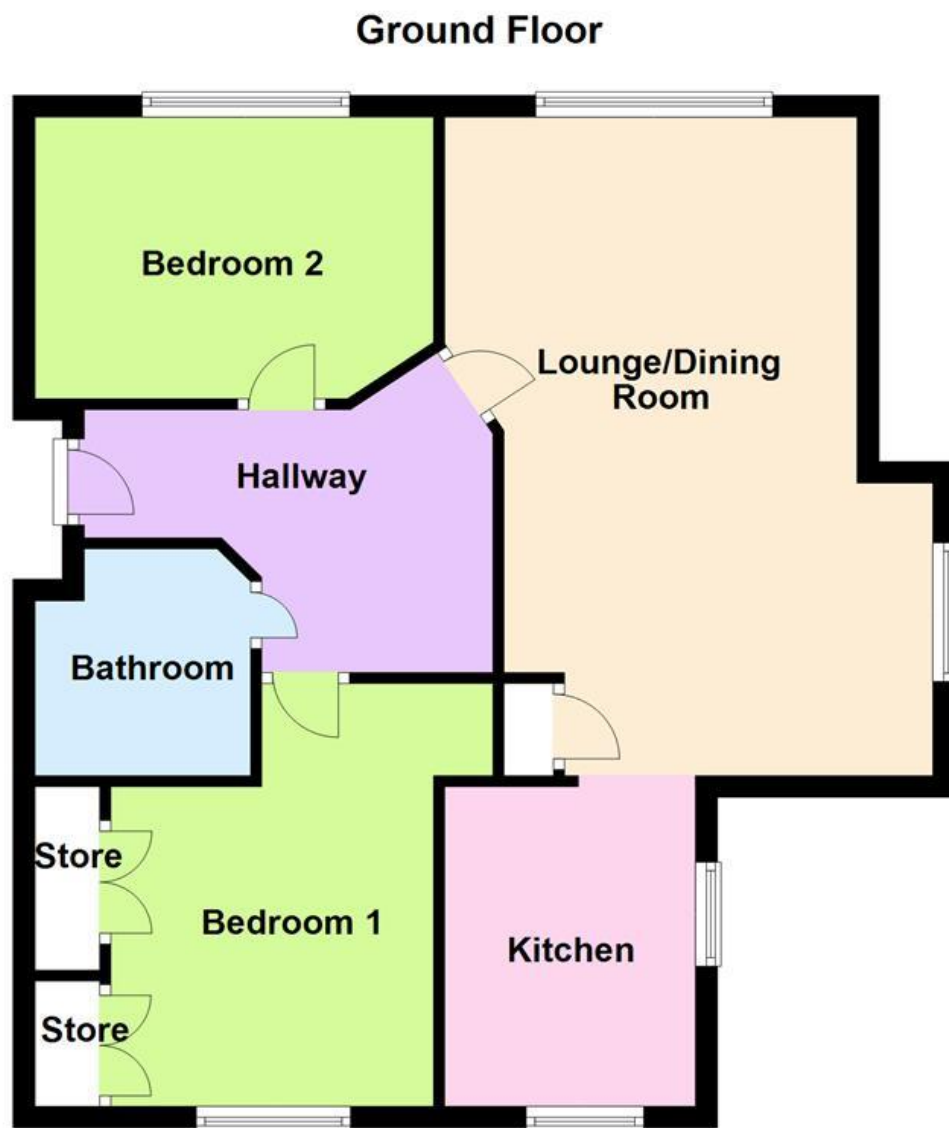
Viewer's Note:

Services connected: Mains electricity, gas, water & drainage
Council tax band: C

Tenure: Leasehold 70 years remaining
Ground Rent: £50 per annum
Service Charge: £1202 per annum

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

