



Lichfield Road, Sutton Coldfield

Converted in 2004, this gas centrally heated and double glazed penthouse, which is being offered with no upward chain, has manicured communal grounds, two private parking spaces - 1 to the front and the 2nd to the rear accessed via security gates.

The exceptional accommodation briefly comprises; Communal security entrance, dining hall entrance, lounge, kitchen/breakfast room, three bedrooms, ensuite to master, family bathroom, communal gardens and two parking spaces.

This quite unique and very spacious apartment simply has to be seen, and has the benefit of a comparatively low maintenance charge of £1819pa and a 125 year lease from 2004. The accommodation is set on its own floor and the stairs and landing to the apartment are private.

Offers Over £350,000

Council Tax: E



Lichfield Road, Sutton Coldfield

DESCRIPTION

DINING HALL

18'0 x 11'9

Laminate floor and hatch to loft space.

LIVING ROOM

15'7 x 14'7

Laminate floor and windows to front and side.

KITCHEN

29'4 x 12'10

Having a comprehensive range of laminate faced units, built-in fridge, freezer, dishwasher and washing machine, built in oven, microwave, four ring gas hob and extractor hood, double storage cupboard and arch opening to breakfast area.

BEDROOM ONE

19'7 x 14'9

Double wardrobe, windows to front and side.

ENSUITE

8'2 x 5'0

Having a white suite.

BEDROOM TWO

12'4 x 11'7

With wardrobes - one of which houses an ideal central heating boiler, under eaves storage.

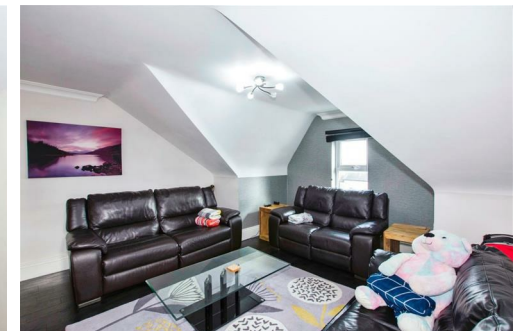
BEDROOM THREE/STUDY

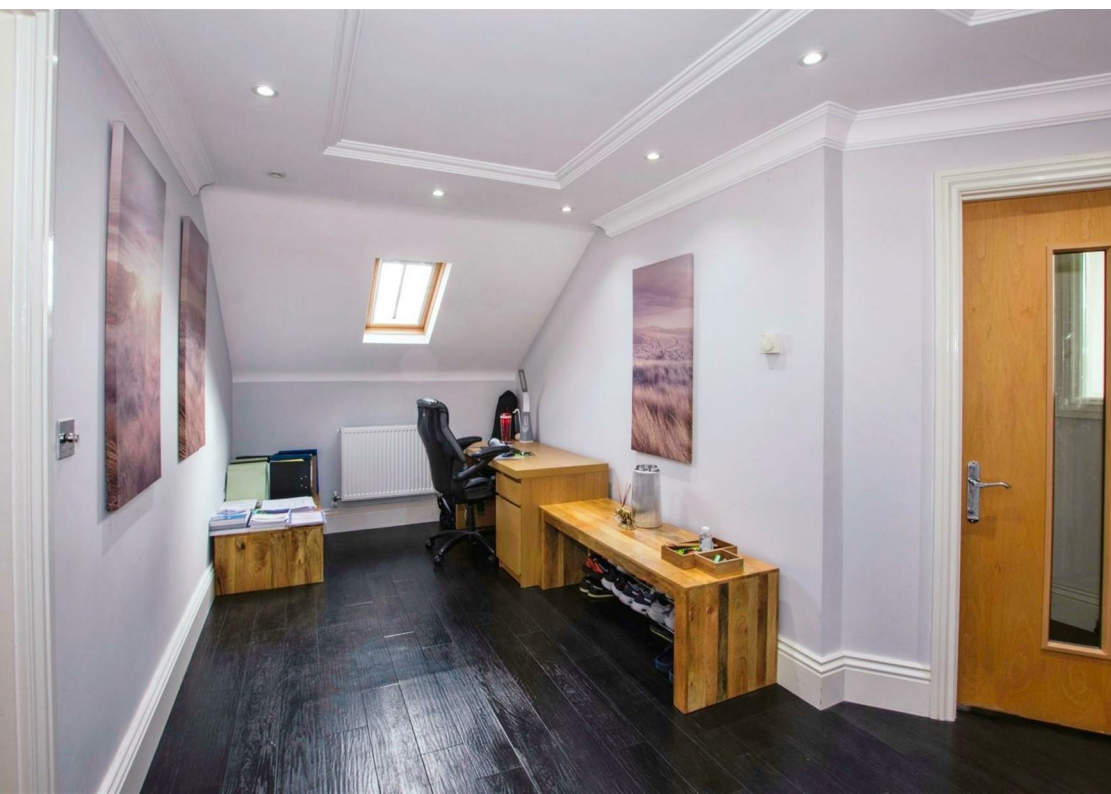
10'1 x 9'1

BATHROOM

7'8 x 5'10

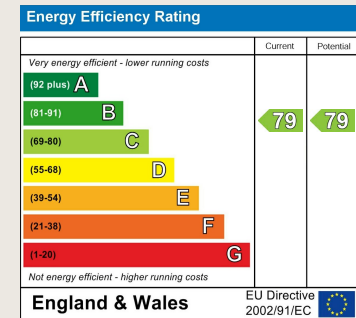
Having white suite.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor

First Floor

Total floor area 129.2 sq.m. (1,390 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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