



Rectory Road, Sutton Coldfield

- NO UPWARD CHAIN
- Central Sutton Location
- Kitchen with Oven & Hob
- Communal Garden & Parking
- Fabulous Duplex Apartment
- Two Excellent Bedrooms
- Bathroom with Refitted Suite
- Council Tax Band B

£159,950

Tenure: Leasehold

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Rectory Road, Sutton Coldfield

DESCRIPTION

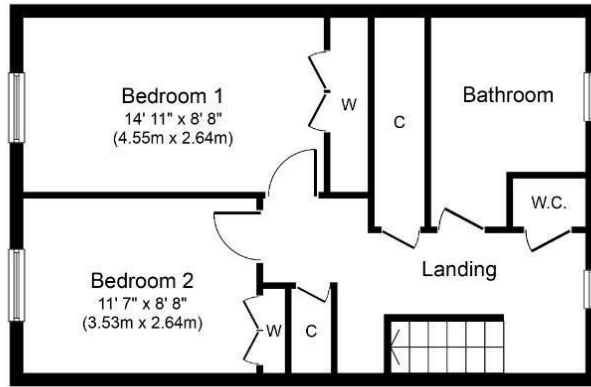
Fabulous two bedroom duplex apartment offered with NO UPWARD CHAIN in this convenient central Sutton location at the top of Rectory Road within easy access of shops, schools and public transport.

The gas centrally heated and double glazed accommodation must be viewed and comprises; security entrance and stairs to first floor to entrance hall having cupboard housing combi boiler, kitchen having oven and hob, pantry and store cupboard, lounge/ dining room, further stairs to landing having two useful store cupboards and two bedrooms both with fitted wardrobes, bathroom with white suite, shower and separate W/C.

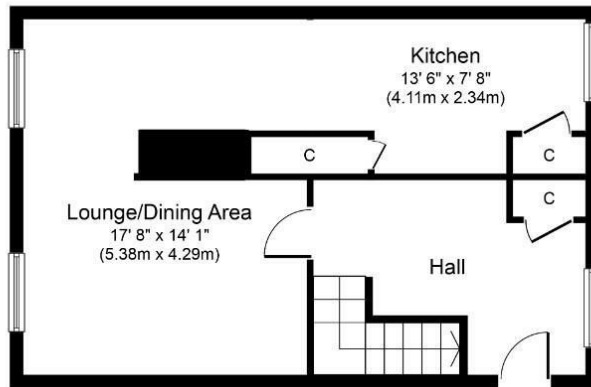
Outside boasts a communal garden and parking.

Note: We have been advised by our Vendor that there are 84 years remaining on the lease, the ground rent is at a peppercorn rate and the service charge is paid directly to the council, together costing £15 per annum. A purchaser should verify this information with the solicitors prior to exchange of contracts. Residents parking (not allocated) to the rear of the block.





First Floor
Approximate Floor Area
493 sq.ft.
(45.8 sq.m.)



Ground Floor
Approximate Floor Area
493 sq.ft.
(45.8 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

32a Beeches Walk, Sutton Coldfield, B73 6HN

Tel: 0121 355 0555 Email:

sutton@hunters.com <https://www.hunters.com>



Council Tax: B

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

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