



Shooters Hill, , Sutton Coldfield, B72 1JZ

- Stunning Two Bedroom First Floor Apartment
- 115 Years Remaining on Lease
- Two Double Bedrooms
- Allocated Parking Space
- Council Tax Band C
- Beautifully Decorated Throughout
- Fitted Kitchen with a Range of Comprehensive Appliances
- Incredible Loft Space with Drop Down Ladder
- Underfloor Heating Throughout
- EPC Rating B

Asking Price £259,995



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DESCRIPTION

Situated in a quiet cul-de-sac location, easily accessible for Sutton Coldfield amenities including Sutton Coldfield Railway Station, shops, restaurants and a number of schools, this well arranged and well maintained first floor apartment, benefitting from underfloor heating (operated by separate control units in each room) and double glazing throughout, simply must be viewed to be fully appreciated and to avoid disappointment of missing out on a truly fantastic buy.

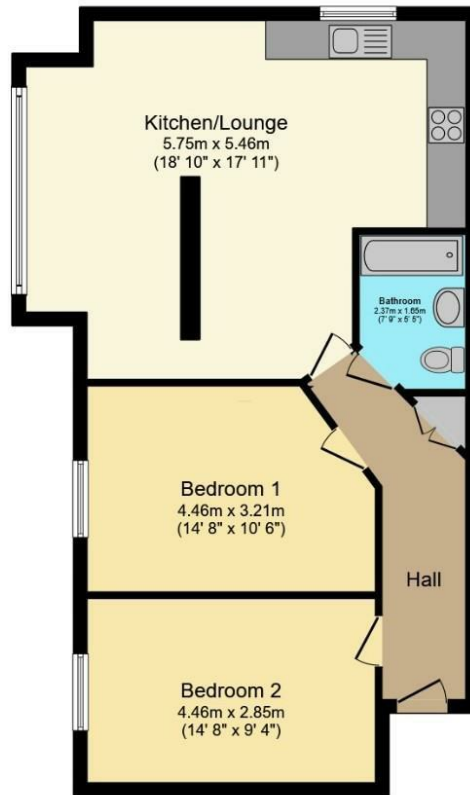
Having been brought to the market for the first time since built, the current owners have been very happy here and have considerably improved the interiors. The apartment briefly comprises; secure communal entrance with under-stairs secure locked storage cupboard and stairs to first floor. Once inside, you are greeted by a welcoming, spacious hallway with double doors opening to storage cupboard and a further door into a stunning, open plan kitchen/living area with feature media wall to divide the space, making this apartment truly unique from any of the other three situated in the block. The kitchen benefits from a range of comprehensive fitted units including oven, hob, extractor, fridge/freezer and dishwasher. The apartment is completed with two excellent double bedrooms and a lovely family bathroom with a white suite.

The property also boasts a fantastic loft space with drop down ladder, power and insulation, offering immense potential for conversion (subject to planning and approval) or simply as further storage place, which not many apartments are lucky enough to have.

A viewing of this property is strongly recommended.







Total floor area 70.7 m² (761 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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Viewings

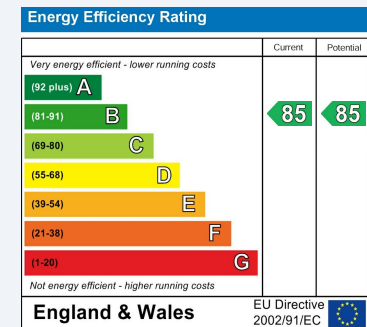
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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