



Monmouth Drive, Sutton Coldfield

B73 6JE

£244,950



Monmouth Drive, Sutton Coldfield

DESCRIPTION

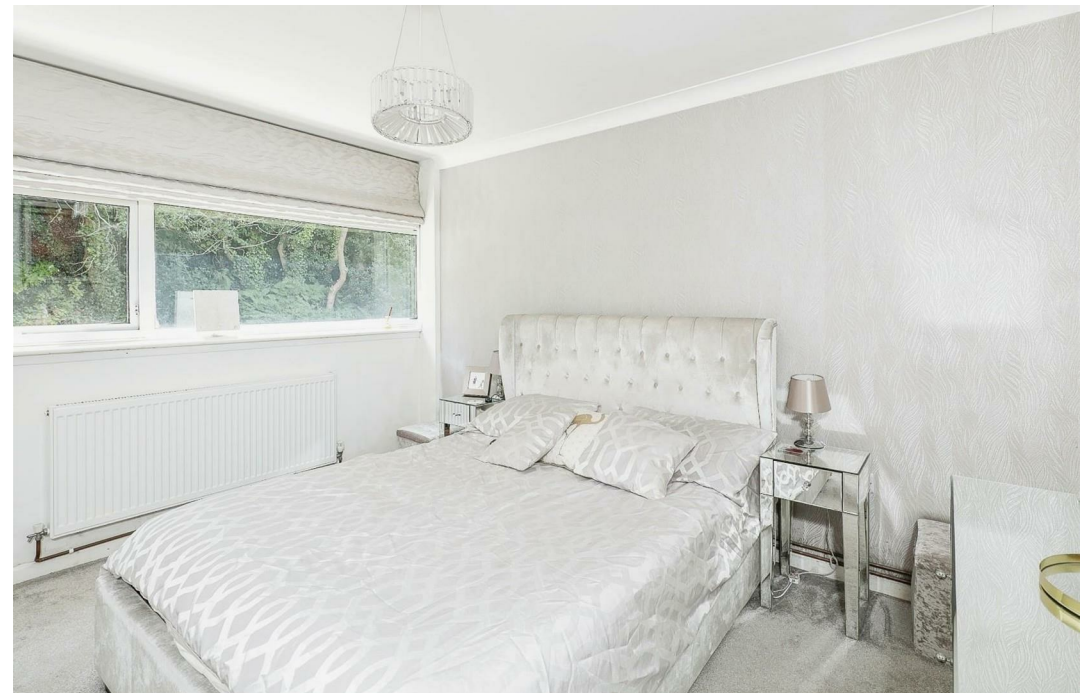
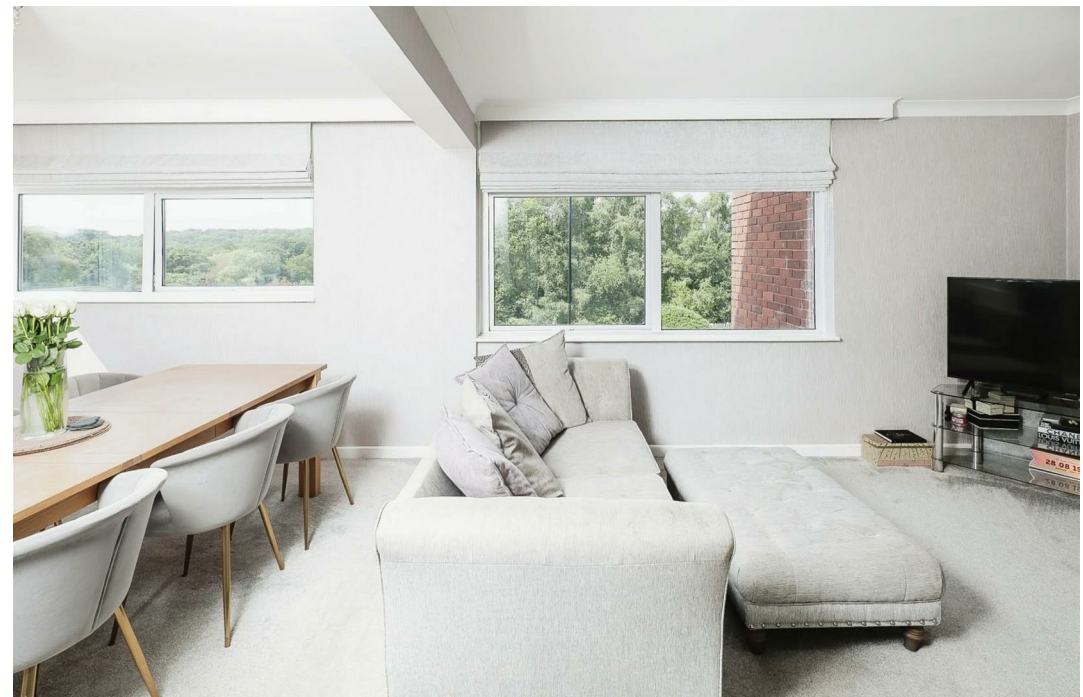
Superbly and very conveniently located on the corner of Somerville Road and Monmouth Drive, accessible for Sutton Town centre, great local schools, Boldmere village and public transport services, this simply stunning apartment enjoys elevated views across playing fields, towards the 2400 acre Sutton Park, with Wyndley gate, swimming baths and leisure centre a few hundred metres away.

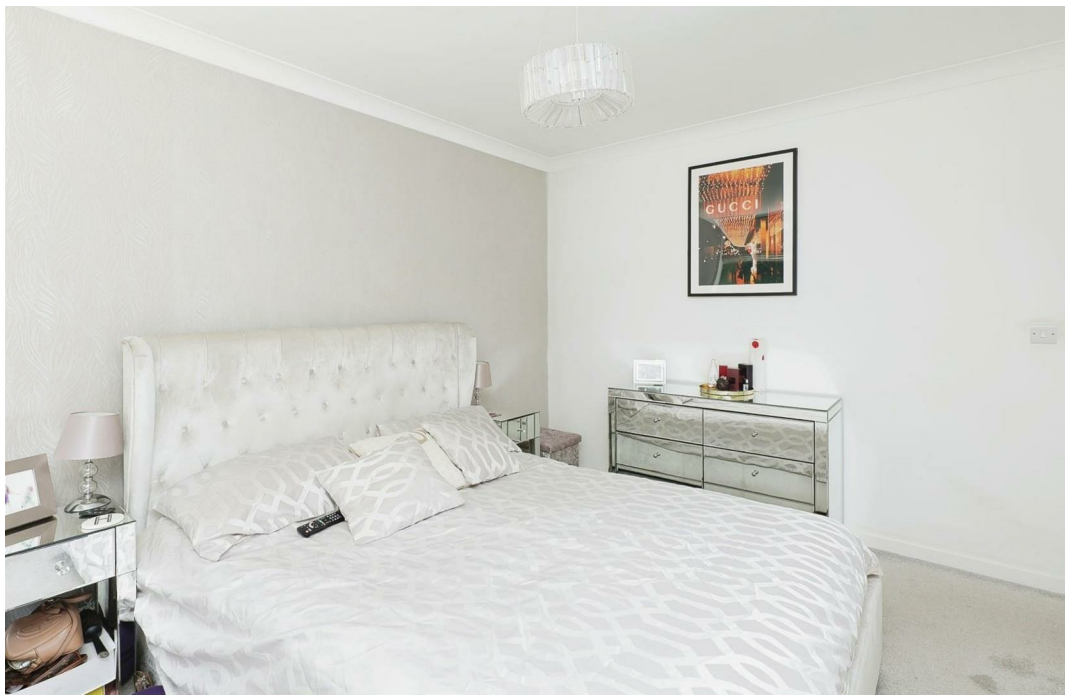
Renovated and improved by the current owner, the immaculately presented 'turn-key' accommodation has the unique benefit of private allocated parking as well as a single garage in separate block. Internally, the property comprises a communal security entrance with stairs to first floor, reception hall with refitted white guests cloaks and storage cupboard, superb living room enjoying outstanding views, 3 excellent bedrooms with fitted wardrobes, luxury refitted bathroom with shower, expensively refitted kitchen with oven, hob, extractor and dishwasher. Outside, communal grounds, garage and allocated parking.

Note: Tenure is leasehold 125 years from 2013 with 113 years unexpired, ground rent £40 per annum and 1/2 yearly service charge of £1740.

* A buyer should verify this information with their solicitor prior to proceeding *










ENERGY PERFORMANCE CERTIFICATE

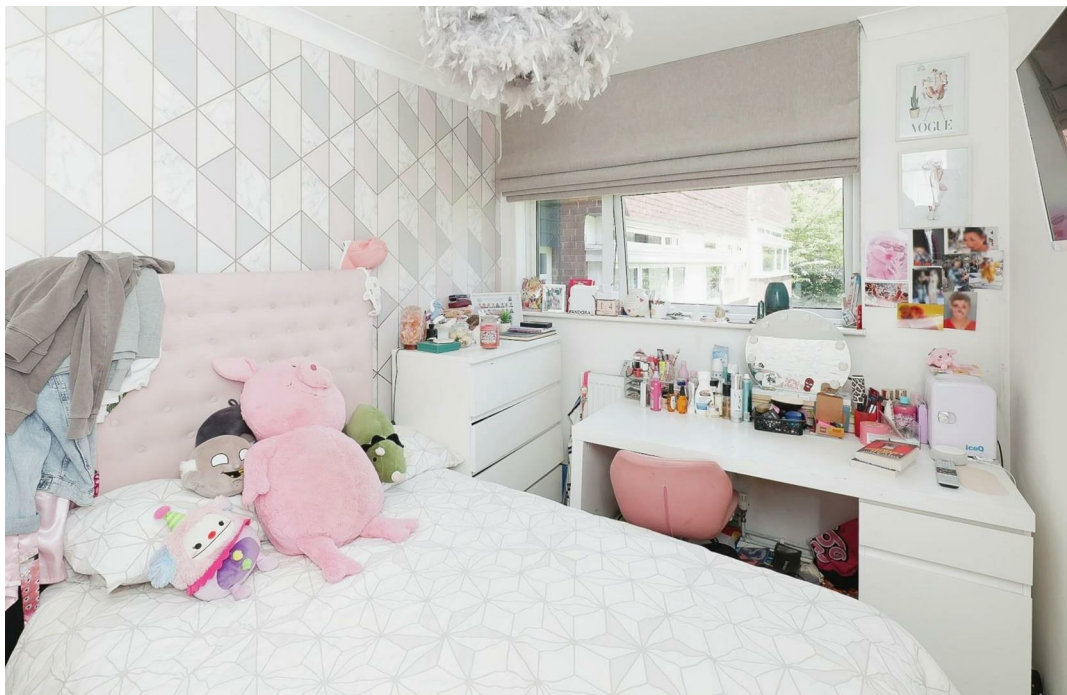
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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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.