



Mulroy Road, , Sutton Coldfield, B74 2PZ

- Beautiful location adjacent to Sutton Park
- Three excellent bedrooms
- Refitted bathroom
- Garage
- Council Tax Band C
- Second floor apartment
- Fabulous living room
- Refitted kitchen
- Gas central heating and double glazing

£265,000



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DESCRIPTION

Superbly situated, adjacent to and having views towards Sutton Park, this very spacious second floor apartment is in great order throughout as well as being very convenient for Sutton town centre amenities and railway station.

The gas centrally heated and double glazed accommodation, which has a 937 year lease with an annual service charge of £1700 to include the ground rent, really must be viewed to be fully appreciated, briefly comprising;

Communal entrance and stairs, reception hall having double cupboard, kitchen/breakfast room having a range of units, double oven, 5 ring hob, extractor, dishwasher and Vaillant combi boiler. Lovely living room enjoying fabulous views, inner hallway with double utility cupboard and opening to 3 excellent bedrooms (bedrooms 1 and 2 with twin double wardrobes), refitted bathroom with white suite and shower over the bath.

Outside, communal grounds and garage number 16 in separate block which was re-roofed in 2024.







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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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