



Beardmore Road, , Sutton Coldfield, B72 1DF

- Spacious Ground Floor Apartment
- Lounge and Separate Dining Room
- Modern Electric Heaters
- Long Lease
- Council Tax Band C
- Two Excellent Bedrooms
- Refitted Bathroom
- Garage and Parking
- Fantastic Location

Asking Price £245,000



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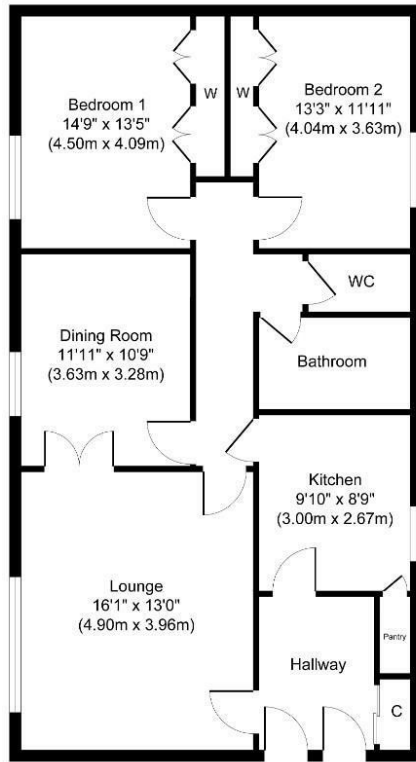
DESCRIPTION

This deceptively spacious two bedroomed, ground floor apartment has the benefit of modern electric heaters throughout and has the potential to be a three bedroomed apartment, should it suit ones needs. Having its own garage and parking (unallocated) and very pleasantly positioned on Beardmore Road, the property, in brief, comprises; entrance hall with security entry telephone and store cupboard, kitchen with pantry, lounge with feature fireplace, separate dining room which could be used as bedroom three, bedroom one and two both having inset wardrobes and a refitted family bathroom and separate W.C.

We have been advised by our vendor that the current lease has 131 years unexpired and the service charge is £1020.00 paid half yearly. Please verify these details with a solicitor.







Approximate Floor Area
954 sq. ft
(88.62 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.

Viewings

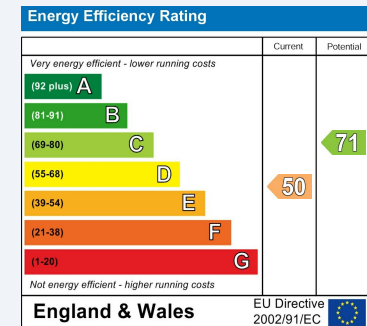
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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