



## Garrard Gardens, , Sutton Coldfield, B73 6DX

- First floor apartment
- Sought after location
- Modernisation and refurbishment required
- Close to Sutton Park
- Garage
- 2 excellent bedrooms
- No chain
- Extended lease
- Council Tax Band B

**£132,500**





# Garrard Gardens, , Sutton Coldfield, B73 6DX

## DESCRIPTION

Offered with no upward chain and requiring refurbishment, this spacious and very much sought after first floor apartment occupies a superb position just off Clifton Road, close to Sutton Park, Sutton Coldfield amenities and railway station.

The lease has been extended to 127 years and we understand that the annual service charge is usually £1500 but has temporarily increased due to a sinking fund for roof maintenance repairs . We would advise a purchaser to verify this information prior to proceeding to exchange.

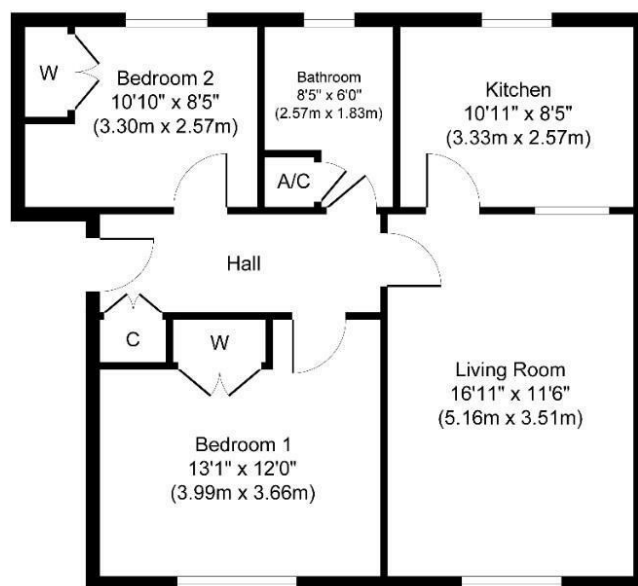
The accommodation has communal entrance and stairway to reception hall having double cupboard, 2 good sized bedrooms with wardrobes, bathroom, kitchen and lovely living room. Outside, communal gardens, communal parking and garage in separate block approached from Ryton Close (is the second last in the block on the right hand side).

Please confirm any lease details with your solicitor.









**Approximate Floor Area**  
**669 sq. ft**  
**(62.15 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](mailto: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.



32a Beeches Walk, Sutton Coldfield, B73 6HN  
 Tel: 0121 355 0555 Email: [sutton@hunters.com](mailto:sutton@hunters.com) <https://www.hunters.com>

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

