

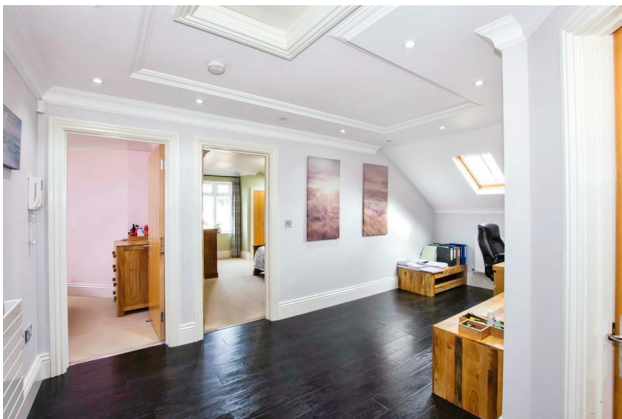
# HUNTERS®

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**Apartment 7, George House, 71 Lichfield Road, Sutton Coldfield, B74 2NU**

**£350,000**

**Property Images**





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## Property Images



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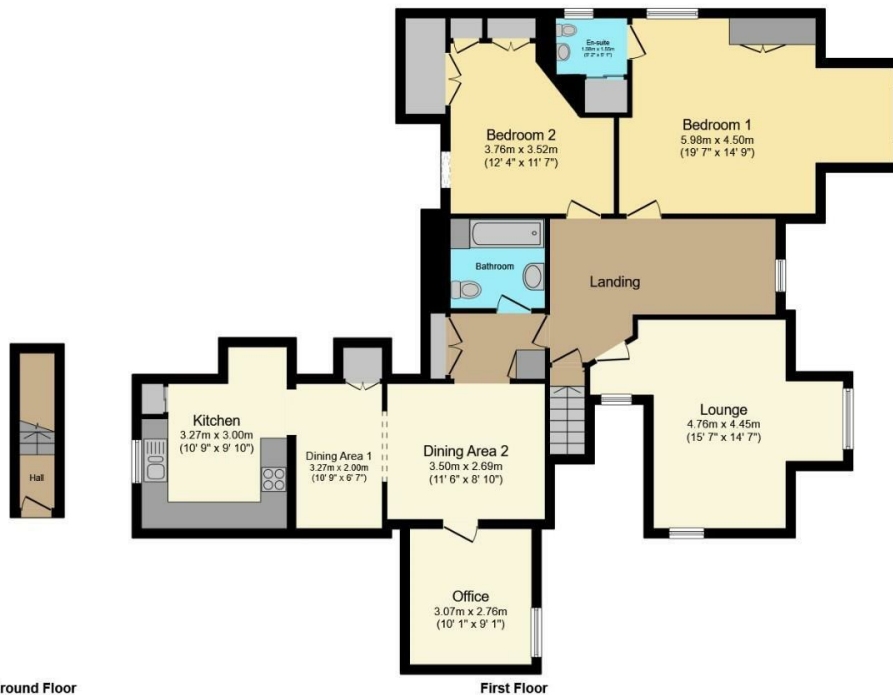
## Property Images





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Total floor area 129.2 sq.m. (1,390 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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## EPC

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 79                         | 79        |
| (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<br>2002/91/EC |           |

## Map



## Summary

Converted in 2004, this gas centrally heated and double glazed penthouse, which is being offered with no upward chain, has manicured communal grounds, two private parking spaces - 1 to the front and the 2nd to the rear accessed via security gates.

The exceptional accommodation briefly comprises; Communal security entrance, dining hall entrance, lounge, kitchen/breakfast room, three bedrooms, ensuite to master, family bathroom, communal gardens and two parking spaces.

This quite unique and very spacious apartment simply has to be seen, and has the benefit of a comparatively low maintenance charge of £1819pa and a 125 year lease from 2004. The accommodation is set on its own floor and the stairs and landing to the apartment are private.

## Features

- Stunning Penthouse apartment • 3 double bedrooms • Bathroom and ensuite • No chain • 3 reception rooms • Gated parking • Outstanding gardens • Very convenient location • Council Tax Band E