

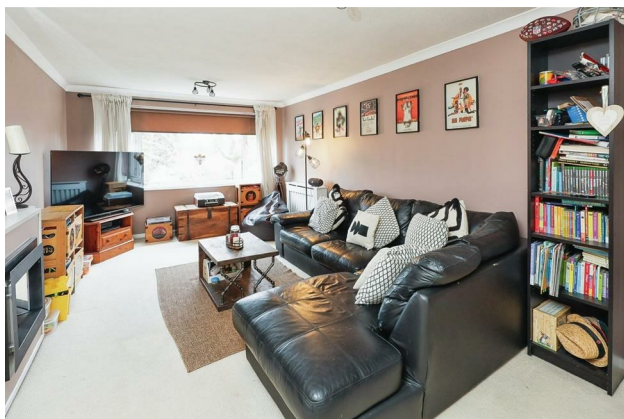
# HUNTERS®

HERE TO GET *you* THERE

**Apt 7, 49 Vesey Road, Sutton Coldfield, B73 5NR**

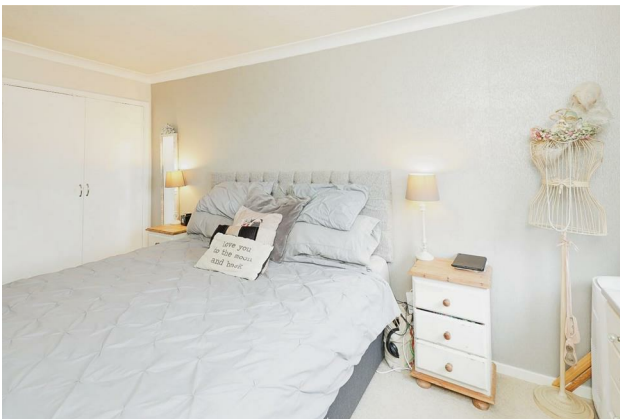
**Offers Around £200,000**

**Property Images**





## Property Images



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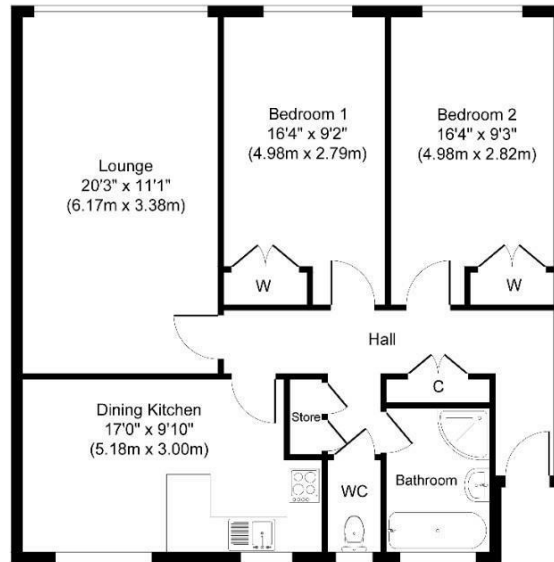
## Property Images





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Approximate Floor Area  
902 sq. ft  
(83.79 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>41</b>	<b>75</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		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Summary

Nestled in the desirable and sought after Vesey Road, this charming two-bedroom apartment is offered with **\*NO UPWARD CHAIN\*** and invites a fantastic opportunity for a first step onto the property ladder, without compromising on space and size. The property boasts ample sized rooms and an array of storage, which makes this apartment such a rare find.

Situated in a great location, residents will benefit from easy access to local amenities including Boldmere High Street, Wylde Green and Sutton Coldfield Town Centre. Nearby is the 2,400 acre Sutton park, a range of primary and secondary schools and transport links including bus routes and train stations with direct links to Birmingham Town Centre and Lichfield.

In brief, the property comprises; communal hall with secure intercom entrance and stairs leading to second floor apartment, inner hallway with two good sized storage cupboards, bedroom one and two both having inset wardrobes and views to front aspect, family bathroom with panel bath, separate shower and separate WC, family kitchen/diner and a large lounge with feature fireplace.

Additional to the allocated parking space, the apartment includes a garage - a valuable asset providing extra secure parking and storage space. Outside is complete with beautifully kept communal gardens.

We have been informed by the current owner that there is a monthly service charge of approximately £200, a peppercorn ground rent and 137 years unexpired lease.

We advise all buyers to verify these details with a solicitor.

## Features

- Fantastic Location • Two Double Bedrooms • Well Kept Communal Gardens • Garage • Kitchen/Diner • Ample Storage • No Upward Chain • No Ground Rent • Allocated Parking • Wonderful Opportunity for First Time Buyers