



## 1 Hermes Court, Clarence Road, Sutton Coldfield, B74 4AR

- Beautifully appointed ground floor apartment
- Refitted shower room
- Attractive living room
- Electric central heating
- Council Tax Band B
- 2 double bedrooms with fitted wardrobes
- Refitted kitchen with appliances
- Lovely south facing gardens
- Double glazing

**£209,950**





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## DESCRIPTION

Superbly and very conveniently located for Mere Green's amenities, Butlers Lane railway station, Hill West and Arthur Terry Schools and regular bus services, this spacious and considerably improved ground floor apartment simply must be viewed.

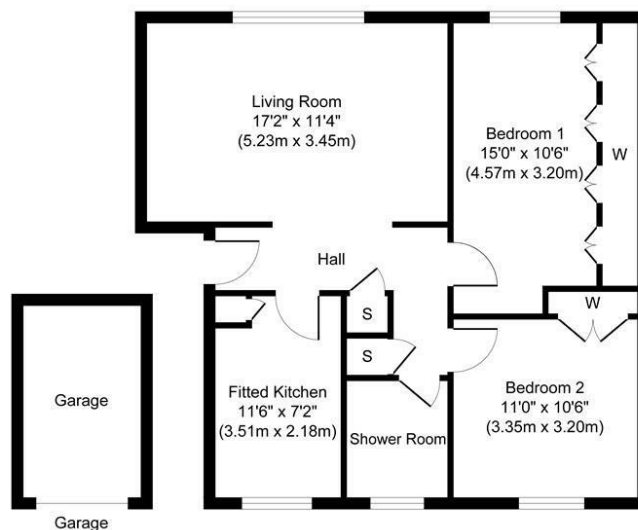
Recently redecorated throughout and enjoying the benefit of zoned central heating, the immaculately presented accommodation has security entrance, reception hall with cloaks cupboard and boiler cupboard, 2 double bedrooms (both with fitted wardrobes), refitted shower room with white suite, refitted kitchen with oven, microwave, hob and extractor, washer/drier, dishwasher and integrated fridge/freezer, lovely spacious living room overlooking grounds, communal parking and single garage (first garage on the right as you enter the drive).











**Approximate Floor Area**  
**697 sq. ft**  
**(64.72 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

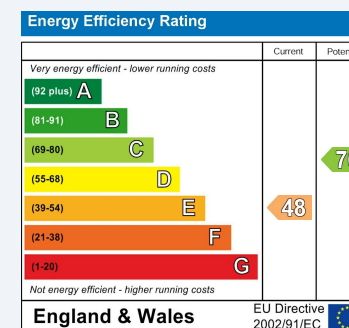
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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.



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.

