

# HUNTERS®

HERE TO GET *you* THERE

**Flat 17 Sutton Court, Little Sutton Lane, Sutton Coldfield, B75 6SE**

**£200,000**

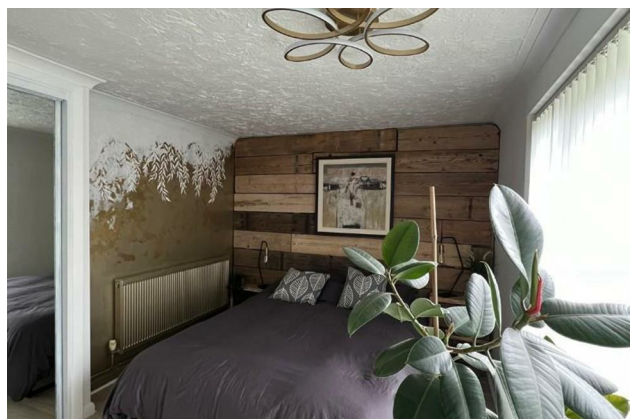
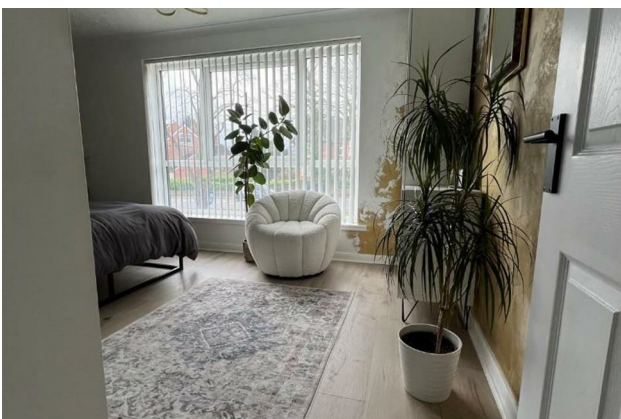
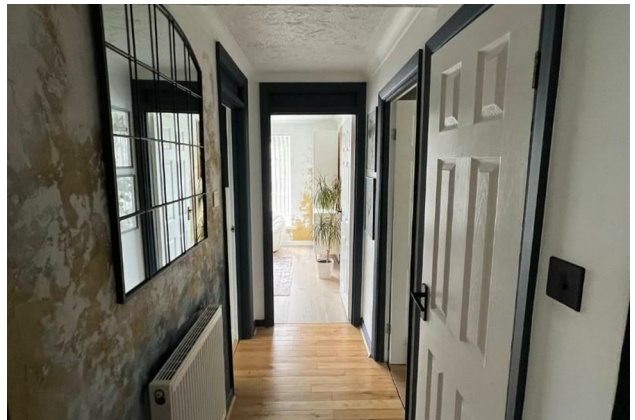
**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images

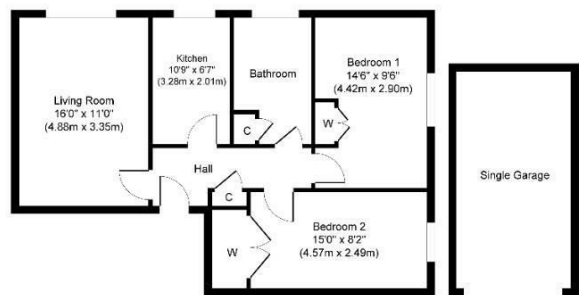


# HUNTERS®

HERE TO GET *you* THERE

## Property Images





Approximate Floor Area  
683 sq. ft  
(63.42 sq. m)

Garage

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 guarantees 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>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 80                         | 81        |
| (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

Conveniently situated for access to local amenities including Four Oaks railway station and Sutton Coldfield town centre, this immaculately presented first floor apartment has been considerably improved and modernised, having gas central heating, double glazing and is being offered with no chain.

In brief, the property comprises; Communal hallways with intercom entry system and built in storage cupboard, living room, refitted kitchen having a range of units including integrated hob, oven and Worcester combi boiler. Two double bedrooms (both having built in wardrobes) and reappointed bathroom having white suite and built in storage cupboard.

Outside, communal gardens, parking space and garage in separate block (number 27).

## Features

- First floor apartment • Beautifully presented throughout • Two double bedrooms • Spacious living room • Refitted bathroom • Superb refitted kitchen • Garage in separate block • Convenient location • No chain • Council Tax Band C