



## Manor Road , Sutton Coldfield, B73 6EG

- First floor apartment
- White bathroom with shower
- Electric heating
- Parking
- No chain
- Double bedroom
- Kitchen with oven and hob
- Double glazing
- Lovely town central location
- Council Tax Band A

£124,900

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HERE TO GET *you* THERE

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## DESCRIPTION

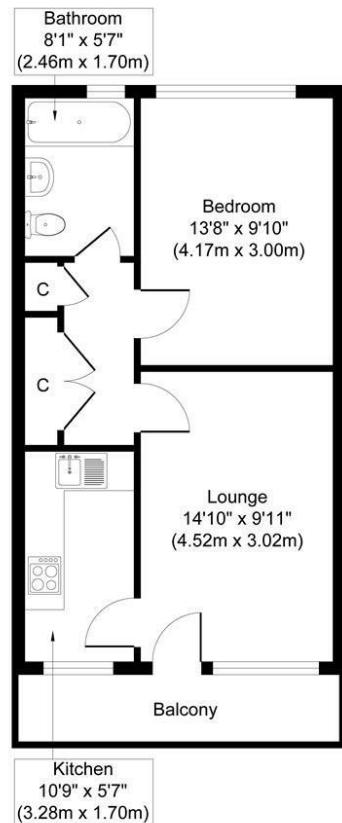
Superbly located close to Sutton Park, Wyndley and Sutton's town centre amenities, including Sutton Coldfield railway station, this spacious first floor flat is offered with no upward chain, electric storage heating and UPVC double glazing. Competitively priced, with a lengthy lease to 24/6/21 (109 years remaining), the property simply must be viewed and briefly comprises;

Dual rear stairs to second floor, covered balcony, living room, kitchen with oven, hob and extractor, inner hall with double airing cupboard and cloaks cupboard, spacious double bedroom and bathroom with white suite and shower over bath.

Outside, communal parking to front and beautiful well-maintained rear communal gardens with lawns, brook and screening shrubs.







**Approximate Floor Area**  
**583 sq. ft**  
**(54.12 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

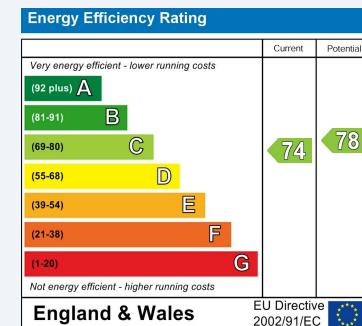
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.