



Balmoral House Birmingham Road, Sutton Coldfield



Balmoral House Birmingham Road, Sutton Coldfield B72 1LX

for sale
£180,000



Property Description

This well-presented second-floor apartment offers a spacious double bedroom and is ideally located close to Sutton Coldfield town centre, Wylde Green train station, and main transport links. Benefitting from allocated parking to the rear, the property features a security entry intercom system, a reception porch with built-in storage, and a separate hallway with additional storage space.

The lounge diner, with its characterful sloped ceiling and bay window, provides a bright and versatile living space, while the fitted kitchen includes integrated appliances, a 1.5 bowl sink, and a wall-mounted central heating boiler. The double bedroom enjoys views over the communal gardens, featuring built-in wardrobes and further eaves storage. The modern bathroom is complete with a panelled bath and overhead shower, a wash basin, a WC, a bidet, and a wall-mounted towel rail.

Double glazing and central heating are installed throughout, and the property benefits from well-maintained communal gardens. Viewing is essential to appreciate the space and convenience this apartment offers.

Lounge Diner

19' 6" Max x 14' 4" Bay (5.94m Max x 4.37m Bay)
Having slope ceilings, double glazed window to front, skylight window to ceiling, laminate floor, TV aerial point, two radiators, telephone point, electric fire point, door to built-in eaves storage cupboard and additional built-in storage cupboard, door off to the kitchen

Kitchen

9' x 8' 2" (2.74m x 2.49m)
Having slope ceilings, double glazed window to front, skylight window to ceiling, laminate floor, TV aerial point, two radiators, telephone point, electric fire point, door to built-in eaves storage cupboard and additional built-in storage cupboard, door off to the kitchen

Bedroom

14' 1" x 11' 8" (4.29m x 3.56m)
Having slope ceilings, double glazed window to front, skylight window to ceiling, laminate floor, TV aerial point, two radiators, telephone point, electric fire point, door to built-in eaves storage cupboard and additional built-in storage cupboard, door off to the kitchen

Bathroom

Comprising a modern fitted bathroom suite with paneled bath, with shower over, wash hand basin, low level flush W/C, bidet, wall mounted towel rail and radiator, extractor fan and tiling.

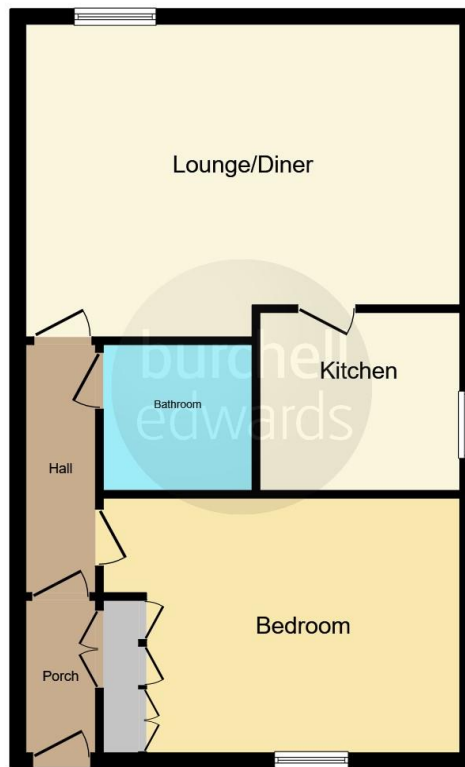
Gardens

Comprising a modern fitted bathroom suite with paneled bath, with shower over, wash hand basin, low level flush W/C, bidet, wall mounted towel rail and radiator, extractor fan and tiling.









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). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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