

Birmingham Road
Sutton Coldfield

burchell edwards

Birmingham Road
Sutton Coldfield B72 1RH

for sale offers over
£155,000







Property Description

Situated in Sutton Coldfield, this modern well-presented one-bedroom apartment offers a strong sense of space and plenty of natural light throughout. The property is ideally suited to first-time buyers or commuters, delivering a low-maintenance living environment within a convenient and well-connected location.

The accommodation is welcomed with a hallway providing a wall-mounted intercom system, storage cupboard, and doors leading to the other rooms. The large bedroom consists of two walk-in wardrobes and overlooks the garden space.
To the front of the property is a spacious open-plan kitchen/lounge spanning the entire lenth of the flat.

Externally, the property benefits from allocated parking including multiple permaent and guest registartions and a private garden terrace space, individual to the flat.

With the advantage of a low servcie charge, this property presents affordability and long-term appeal, within walking distance to to Sutton Coldfield train station, bus stop, and local shops and restaurants.

"Under the terms of the Estate Agency Act 1979 (Section 2)
Please note that the vendor of this property is an employee of the Connells Group'.'

Hall

Providing access to all rooms, storage cupbaord, and wall mounted intercom system.

Kitchen / Lounge

A spacious open-plan living area with a fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating sink and drainer, built-in appliances and further space for dining and seating areas

Bedroom

A spacious bedroom with two walk-in wardrobes, and space to walk aorund the room or for freestanding furniture.

Bathroom

Fitted with a modern three-piece suite comprising bath with shower over, wash hand basin and WC.

Private Garden Terrace Space



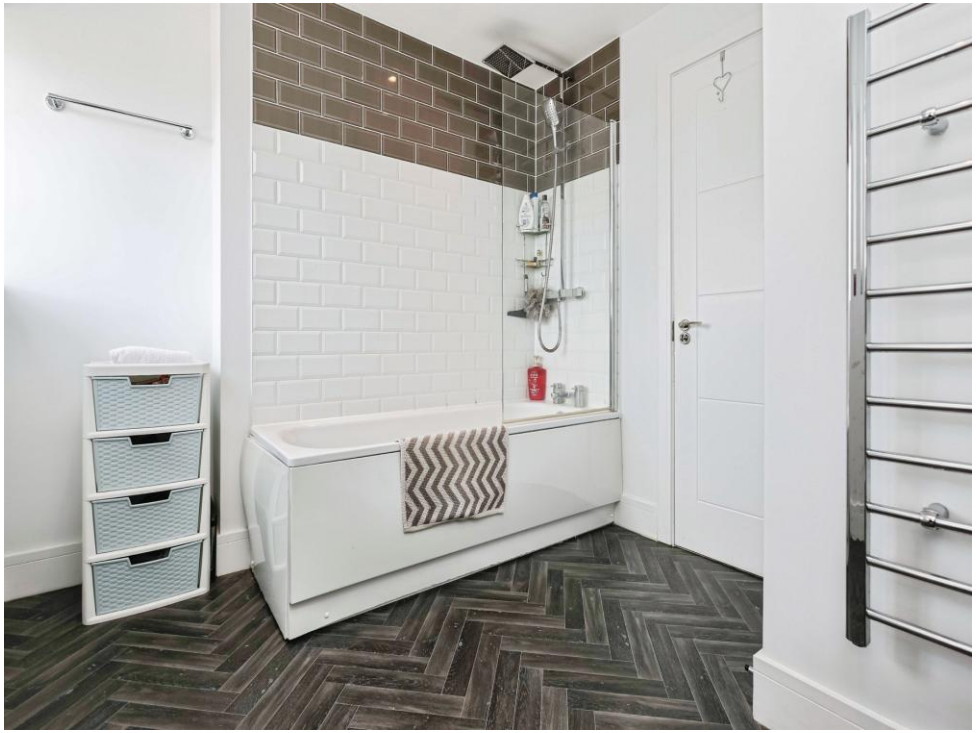




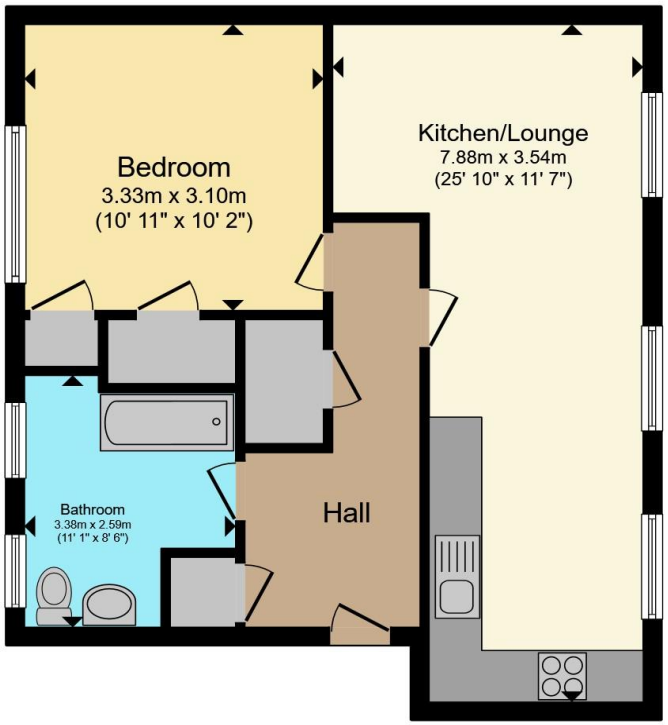












Total floor area 51.5 m² (555 sq.ft.) approx

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.propertybox.io

To view this property please contact Burchell Edwards on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D | Council Tax Band: A | Service Charge: 1320.00 | Ground Rent: 145.00 | Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD207784

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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