



Brooks Road,
Sutton Coldfield, B72 1HN

Offers in the Region Of £230,000

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OFFERED FOR SALE WITH NO UPWARD CHAIN
VACANT POSSESSION UPON COMPLETION.

This superbly proportioned well-presented ground floor two double bed apartment occupies a most convenient and sought after residential location within close proximity of many desirable amenities to include arterial road and rail transport links and shopping/entertainment facilities in Sutton Coldfield town centre.

Offering a generous Lease, the accommodation includes a large open plan living room, dining area, fitted kitchen, two double bedrooms both having fitted wardrobes and bathroom with full suite to include panel bath and separate shower cubicle.

To the outside there are communal landscaped gardens and garaging within a block to the rear.

Early viewing is essential in order to avoid disappointment. All appointments are fully escorted and via Paul Carr Boldmere office for proceedable purchasers only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN. VACANT POSSESSION UPON COMPLETION
SUPERBLY LOCATED MOST LUXURIOUS GROUND FLOOR APARTMENT
EXCELLENT LIVING ROOM HAVING DINING AREA AND WITH BRIGHT FRONT FACING ASPECT
FITTED DINING KITCHEN WITH A RANGE OF MATCHING BASE AND WALL UNITS
TWO WELL PROPORTIONED DOUBLE BEDROOMS WITH BUILT IN WARDROBES
BATHROOM HAVING FULL SUITE TO INCLUDE SEPARATE SHOWER CUBICLE AND BATH



Living Room 20'3" (6.18m) x 17'3" (5.26m)
Kitchen 2.57m (8'5") x 2.53m (8'4")
Bedroom 1 3.56m (11'8") x 3.42m (11'3")
Bedroom 2 3.55m (11'8") x 2.99m (9'10")
Bathroom 2.77m (9'1") x 2.52m (8'3")
Hallway

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 12th November 2025

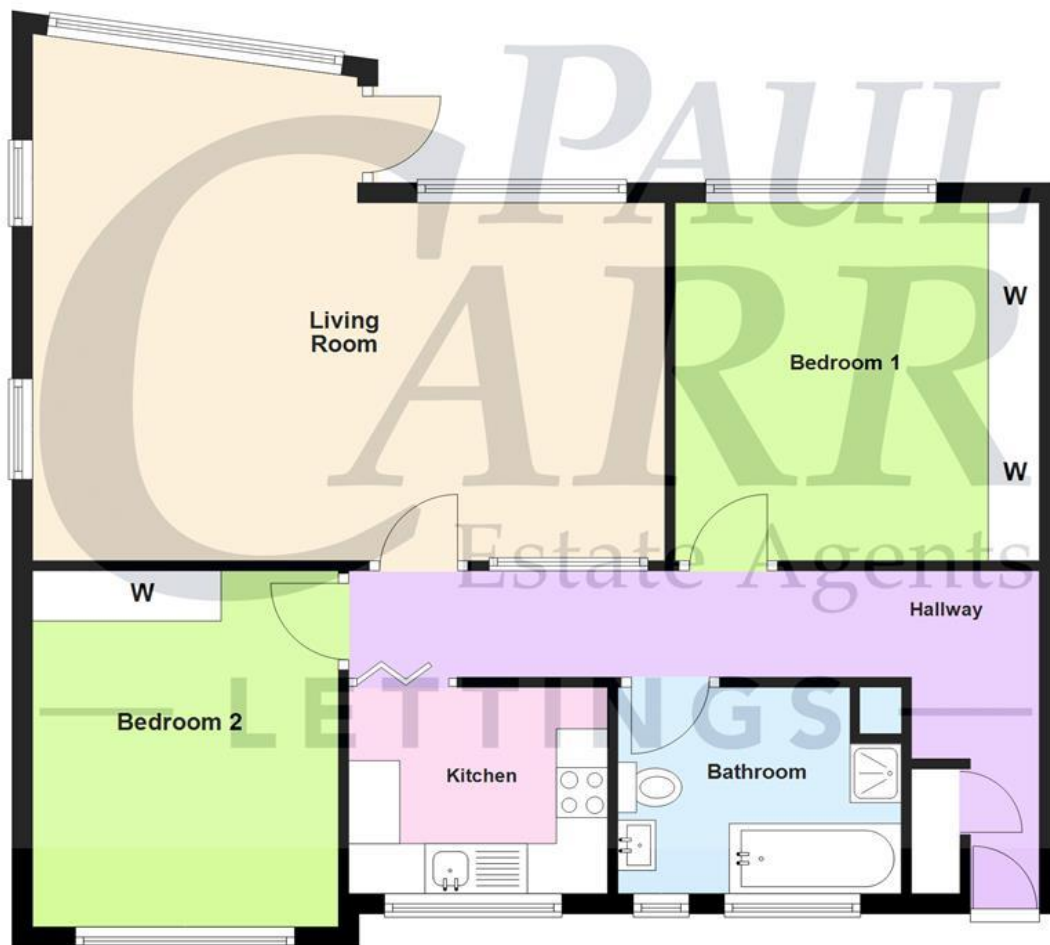
Viewer's Note:

Services connected: Water, drainage and electricity
Council tax band: D
Tenure: Leasehold 948 years remaining, Lease 999 years from 25th December 1974
Ground Rent & Service Charge: TBC.
Restrictions: N/A

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Map Location

