

# HUNTERS®

HERE TO GET *you* THERE

1 Claverdon Court, Roman Lane, Sutton Coldfield, B74 3AE

Offers Over £350,000

Property Images



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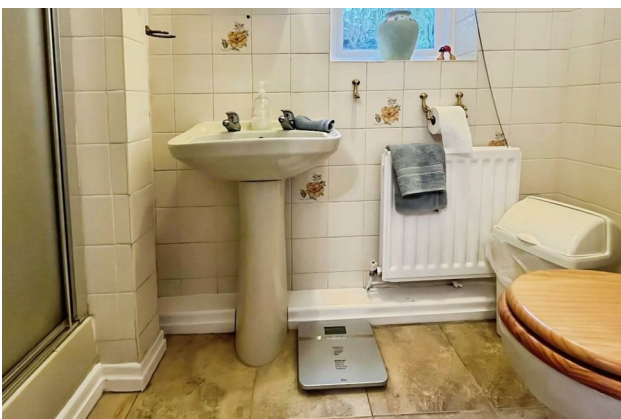
## Property Images



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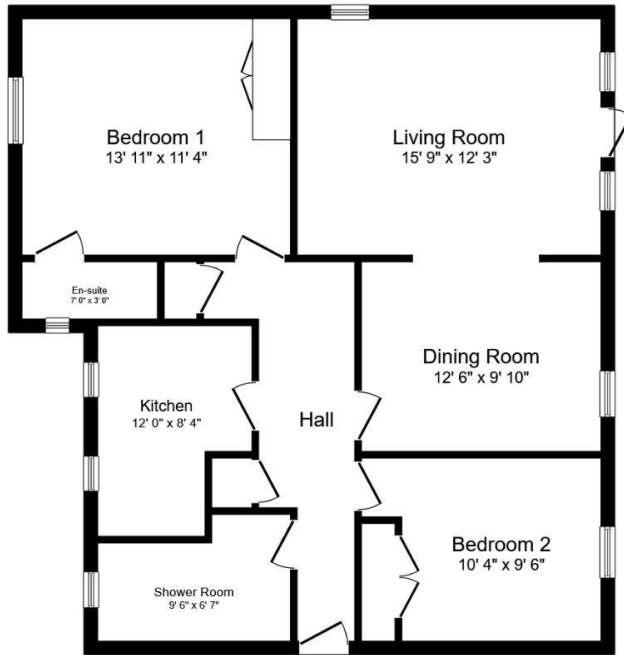
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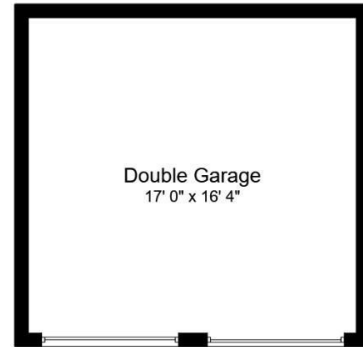


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**Floor Plan**  
Floor area 902 sq.ft.



**Garage**  
Floor area 278 sq.ft.

Total floor area: 1,180 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 2 Receptions: 2 Tenure: Leasehold

## Summary

Offered with no chain, an extended lease of circa 900 years with no ground rent and side by side double garage, this lovely ground floor apartment is truly unique. Approached from Roman Lane, via the highly regarded Roman Road, this gas centrally heated and double-glazed 'turn-key' apartment is very accessible for Streetly Village, Sutton Park and Little Aston Golf Club. Approached via a security-controlled entrance door to communal hallway having doors to only 2 apartments, the accommodation, which must be viewed, briefly comprises;

Spacious hall with two cloaks cupboards, 2 double bedrooms with fitted wardrobes and bedroom 1 with shower ensuite, luxury refitted main shower room, dining room with archway to living room with feature fireplace and French door to patio and gardens. Fully fitted kitchen with granite tops, oven, hob, extractor, fridge, freezer and Baxi boiler.

Outside, beautifully kept communal gardens, double garage (the last two garages) having boarded loft area. There are 2 parking spaces in front of the garages.

Note: The annual service charge is £2800

\*A buyer should verify this information prior to proceeding\*

## Features

- Beautiful ground floor apartment • 2 double bedrooms • Prestigious private located • 2 shower rooms • No upward chain • 2 reception rooms • Extended lease • Double garage • Council Tax Band E