



Station Road
Sutton Coldfield, B73 5LA

Guide Price £205,000

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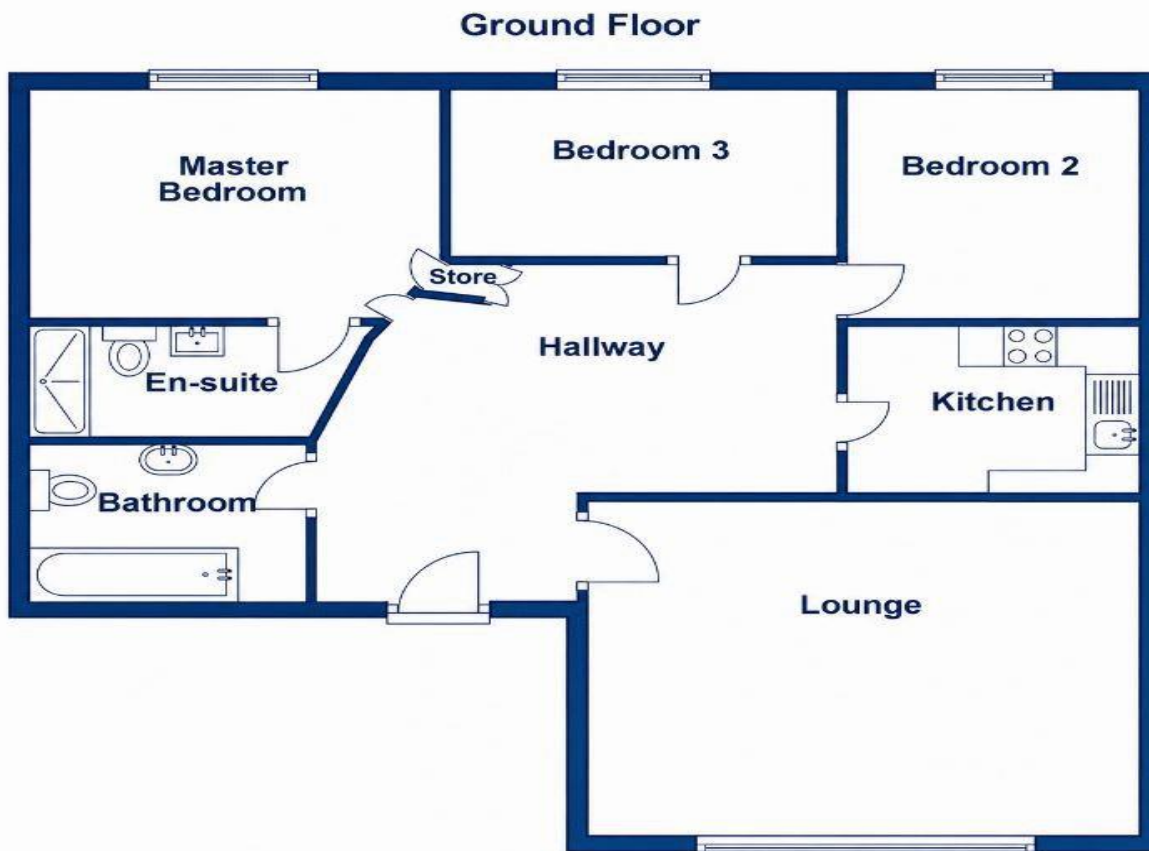


MAIN FEATURES:

- Beautifully Presented Luxury Ground Floor Apartment Benefitting from No Onward Chain
- Fitted Kitchen with Breakfast Bar
- Good Size Lounge/Diner
- Master Bedroom with En-suite
- Two Further Bedrooms & Modern Family Bathroom/WC
- Well Maintained Communal Areas
- Secure Gated Parking with Allocated Space

A fantastic opportunity to acquire this beautifully presented luxury ground floor apartment, ideally situated in a highly convenient and desirable location and offered to the market with the significant benefit of no onward chain. The spacious and well-planned accommodation features a welcoming entrance hall leading to a good-sized lounge/diner, providing an excellent space for relaxing and entertaining. The stylish fitted kitchen with breakfast bar offers a practical and contemporary setting for everyday dining. The property boasts three bedrooms, including an impressive master bedroom with its own en-suite shower room, together with two further versatile bedrooms and a modern family bathroom/WC. Further benefits include well-maintained communal areas and secure gated parking with an allocated space, providing added convenience and peace of mind.

Station Road is superbly positioned for enjoying the many amenities of Sutton Coldfield, with a good selection of shops, cafés, restaurants and leisure facilities within easy reach. Excellent road and public transport connections make commuting to Birmingham and surrounding areas straightforward, while nearby parks and green spaces provide plenty of opportunity to enjoy the outdoors. Early viewing is highly recommended to appreciate the space, quality and excellent location this superb apartment has to offer.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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