



Brooks Road,  
Sutton Coldfield, B72 1HW

Offers in the Region Of £225,000

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OFFERED FOR SALE - This superbly proportioned and outstanding most modern and contemporarily presented second 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 Town centre.

Offering a generous lease, the accommodation includes a large open plan living room and dining area, a fitted kitchen, two double bedrooms both having fitted wardrobes, bathroom with shower suite to include a walk-in 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.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





## Property Specification

SUPERBLY LOCATED MOST LUXURIOUS SECOND FLOOR APARTMENT SITUATED IN A WELL REGARDED RESIDENTIAL LOCATION HAVING BOTH ROAD AND RAIL LINKS WITHIN A SHORT DISTANCE  
OUTSTANDING CONTEMPORARY PRESENTATION THROUGHOUT  
GENEROUS LOUNGE OPEN PLAN DINING ROOM HAVING DELIGHTFUL PANORAMIC VIEWS  
FITTED KITCHEN WITH A RANGE OF MATCHING BASE AND WALL UNITS WITH INTEGRATED APPLIANCES  
TWO WELL PROPORTIONED DOUBLE BEDROOMS, BOTH HAVING BUILT IN WARDROBES



Hallway 7.44m (24'5") x 1.15m (3'9")  
Bedroom 1 4.21m (13'10") x 3.59m (11'9")  
Lounge 5.49m (18') x 3.44m (11'3")  
Dining Area 3.53m (11'7") x 2.69m (8'10")  
Bedroom 2 4.30m (14'1") x 3.08m (10'1")  
Kitchen 2.57m (8'5") x 2.55m (8'4")  
Shower Room

### 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: 13th February 2026

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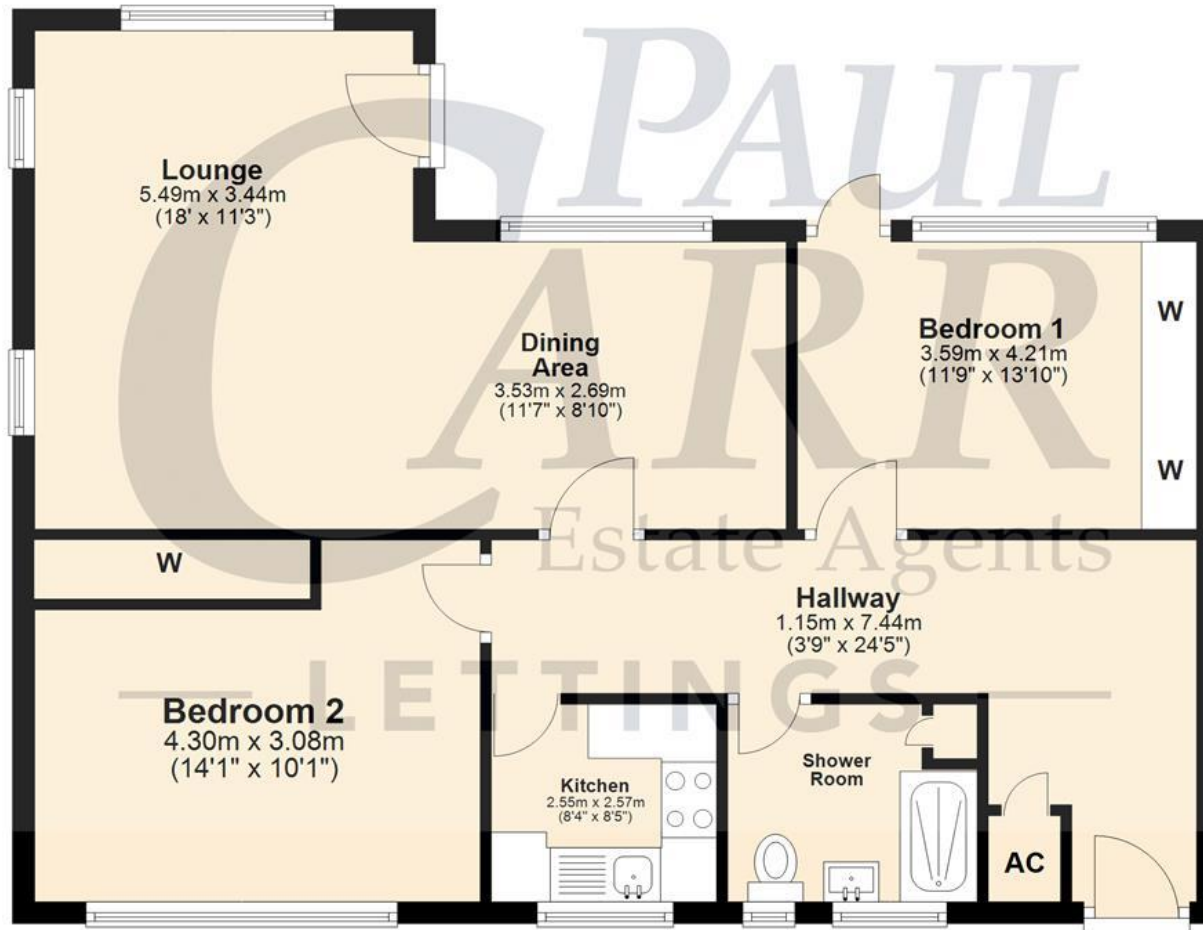
### Viewer's Note:

Services connected: ELEC, WATER AND DRAINAGE  
Council tax band: D  
Tenure: 999 years from December 1974  
Ground Rent: £nil  
Service Charge: £2,100p.a.  
Restrictions: N/A  
Other Charges: 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		
21-38	F	27 F	
1-20	G		

## Map Location

