



Carters Close,  
Sutton Coldfield, B76 2TE

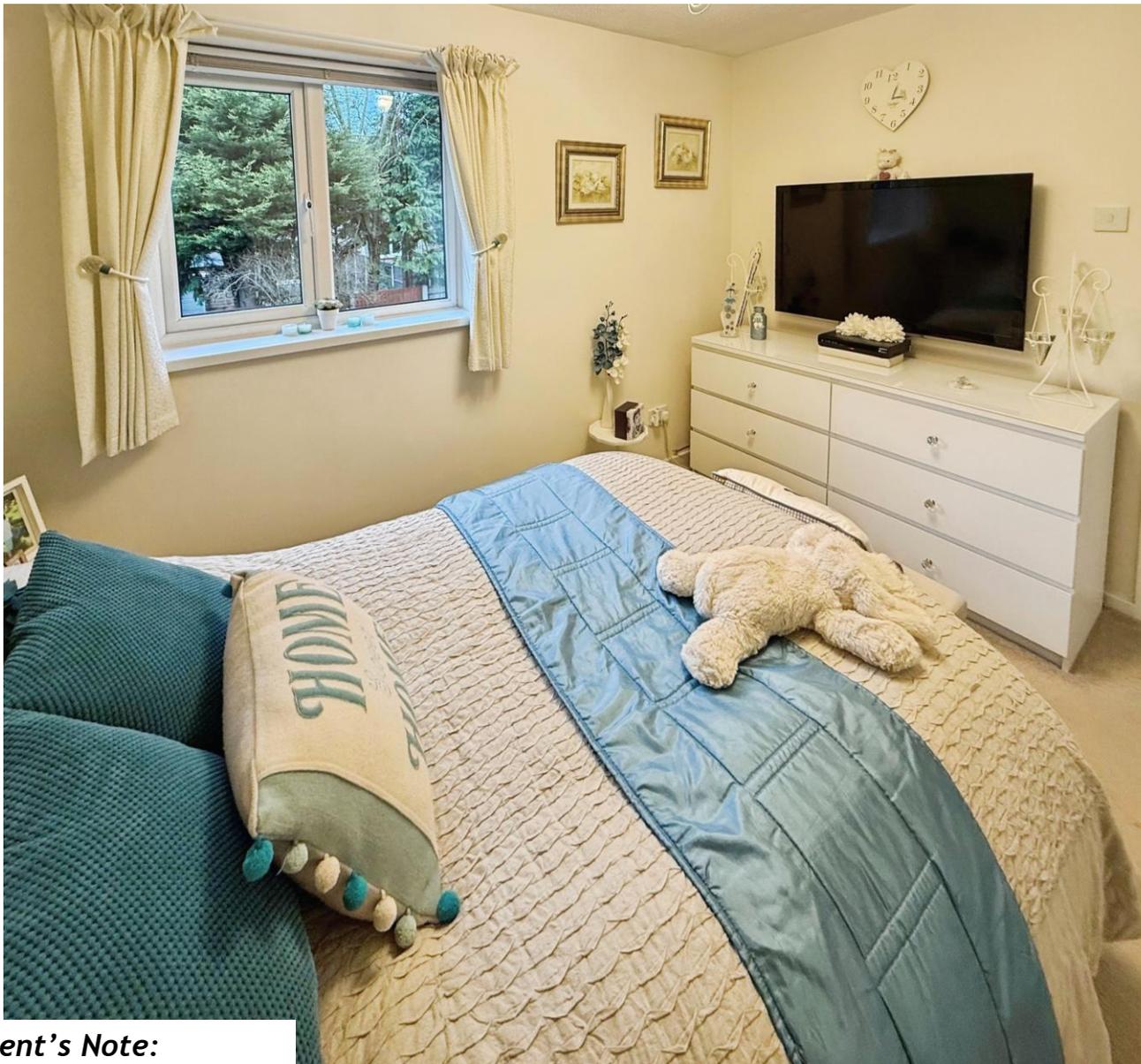
Offers in Excess of £200,000

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A beautifully presented one-bedroom house ideally positioned within a delightful cul-de-sac. The property offers an inviting entrance hall leading into a stylish lounge with direct access to the rear garden, perfect for relaxing or entertaining. The re-fitted kitchen is well appointed with modern units and integral appliances. Upstairs boasts a generous double bedroom and a contemporary bathroom fitted with a white suite. Externally, the home benefits from allocated parking and a well-tended rear garden, providing a private outdoor space to enjoy. This lovely home is ideal for first-time buyers, downsizers, or Investors seeking a ready-to-move-into property in a desirable location.





### 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:

**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

A GORGEOUS ONE BEDROOM PROPERTY  
BEAUTIFULLY POSITIONED ON A LOVELY CUL-DE-SAC  
ENTRANCE HALL  
STYLISH LOUNGE WITH DOOR OUT TO GARDEN  
RE-FITTED KITCHEN WITH INTEGRAL APPLIANCES

Hallway 7' 10" x 5' 10" (2.39m x 1.78m)

Kitchen 7' 10" x 5' 10" (2.39m x 1.78m)

Lounge 11' 11" x 10' 5" (3.63m x 3.17m)

Landing

Bedroom 1 11' 5" x 8' 7" (3.48m x 2.61m)

Bathroom 6' 3" x 5' 9" (1.90m x 1.75m)

Storage/Wardrobe

### Viewer's Note:

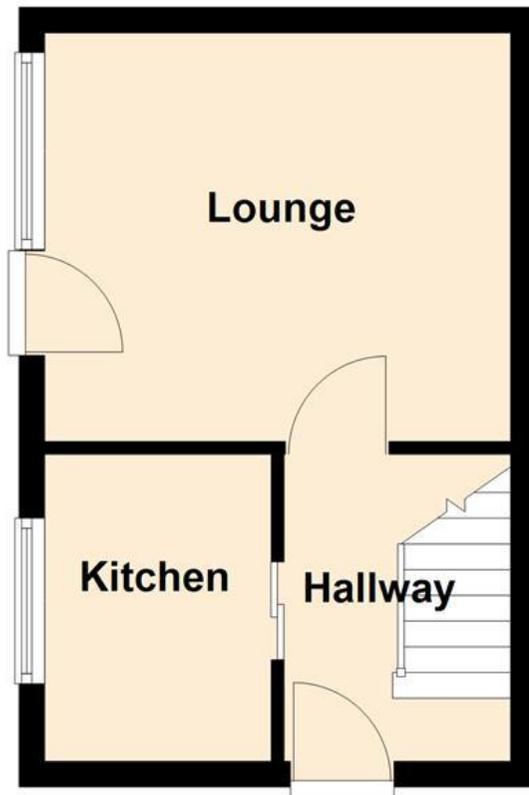
Services connected: Gas, Electric, Water, Drainage  
Council tax band: B  
Restrictions:  
Other Charges:

# Floor Plan

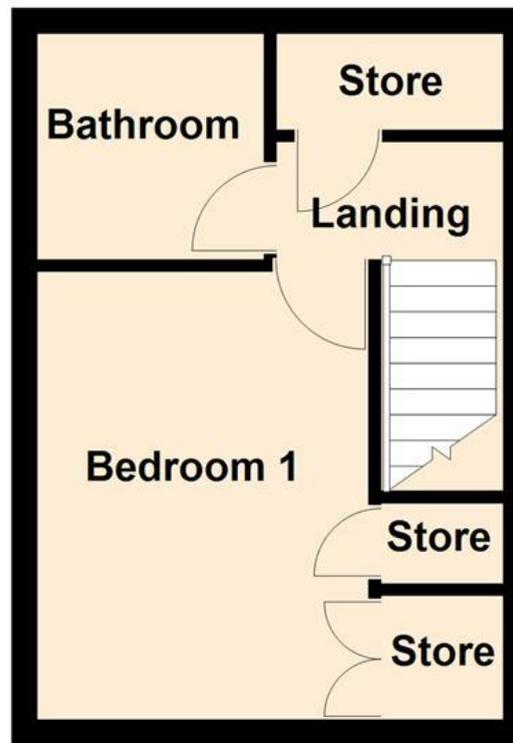
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

### Ground Floor



### First Floor



## Map Location

