



Eldon Drive,
Sutton Coldfield, B76 1LT

£180,000

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NO UPWARD CHAIN, SOUGHT AFTER LOCATION, GROUND FLOOR APARTMENT Redecorated throughout! Spacious Dual Aspect Lounge/Dining Room, Modern Fitted Kitchen, Charming Balcony, Two Generous Sized Bedrooms, Bathroom, Well Tended Communal Gardens, Visitor & Resident Parking Bays, Garage in Separate Block, IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY, ESSENTIAL VIEWING. Reception Hall Lounge/Diner 14' 3" x 13' 7" (4.34m x 4.14m) Electric storage heater, double glazed windows, door to balcony, further door to kitchen Kitchen 9' 1" x 7' 6" (2.77m x 2.28m) Range of wall & base units with contrasting work surface, stainless steel sink, electric hob, electric oven, tiled splash backs, plumbing for washing machine & double glazed window Bedroom 1 15' 9" x 8' 10" (4.80m x 2.69m) Fitted wardrobe, double glazed window over looking balcony, electric storage heater Bedroom 2 13' 4" x 7' 8" (4.06m x 2.34m) Fitted wardrobe, double glazed window, electric storage heater Bathroom White suite, low level W.C, sink & bath with electric shower over, glazed screen, tiled walls & floor, frosted double glazed window Garage Situated in a separate block





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

GROUND FLOOR APARTMENT
TWO BEDROOMS
ELEGANT LOUNGE/DINING ROOM
FITTED KITCHEN
FAMILY BATHROOM

Lounge/Diner 14' 3" x 13' 7"

Kitchen 9' 1" x 7' 6"

Bedroom 1 15' 9" x 8' 10"

Bedroom 2 13' 4" x 7' 8"

Viewer's Note:

Services connected:
Council tax band: B
Tenure: Leasehold 88 years remaining, lease from

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

