



Flat 23 Farnborough Court, Mere Green Road, Sutton Coldfield, B75 5DL
Sutton Coldfield

Offers Over
£200,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Perfect for first-time buyers looking for their first home in a great location, this first-floor flat combines modern convenience with long-term value thanks to its 999-year lease. The entrance hallway leads through to a bright lounge where natural light pours in through the French doors opening onto a Juliette balcony, creating an airy, welcoming atmosphere. The open layout makes this a comfortable space to relax or enjoy time with friends, while the neutral décor provides an easy base for personal style.

The kitchen, positioned off the main living area, is fitted with practical storage units, work surfaces, and a selection of integrated appliances. It's neatly arranged for efficient cooking and everyday living, ideal for those starting out or seeking a simple, low-maintenance home.

Both bedrooms are well proportioned, each with built-in wardrobes offering handy storage and keeping the rooms tidy and uncluttered. The main bedroom has a calm and restful feel, while the second bedroom is perfect for guests, a home office, or a dressing room. The bathroom is finished in a clean, modern white suite with a shower and matching fittings, keeping the style bright and fresh.

The property benefits from communal gardens, giving a pleasant outdoor space to enjoy without the upkeep of a private garden—great for relaxing during warmer days. There is also a garage located in a separate block, providing valuable storage or secure parking. The building is well maintained, with shared spaces kept to a good standard, ensuring a comfortable living environment for residents.

With a lease of approximately 940 years remaining, this flat offers exceptional long-term security, removing the usual concerns about lease extensions that often come with similar properties. It is offered with no onward chain, making it ideal for a quick and straightforward purchase.

Section Three – Local Area

This property's location is a major highlight. Situated just a short walk from a Sainsbury's, Starbucks, and Caffè Nero, everyday essentials and little luxuries are always close by. There are also plenty of local shops, bars, and cafes nearby, creating a lively community atmosphere and adding to the convenience of the setting.

For those who commute, the property is well positioned for easy access to key routes including the M6 and Chester Road, as well as reliable public transport links into nearby towns and Birmingham city centre. Whether heading to work or meeting friends, travel is simple and direct.

Local schools and services are within easy reach, and the area offers a good choice of parks and open spaces, giving the opportunity to enjoy the outdoors close to home. For first-time buyers, the combination of location, convenience, and security makes this property an excellent step onto the property ladder—easy to maintain, well connected, and ready to move straight into.





