



Lichfield Court, Jerrard Drive,  
Sutton Coldfield, B75 7TW

Offers in the Region Of £135,000

## Sutton Coldfield

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Presenting to market this stylish and conveniently located second floor apartment briefly comprising: entrance hall, useful storage cupboard, majestic lounge diner, family bathroom, two bedrooms, a modern fitted kitchen, and a garage.

The property is a stone's throw away from Good Hope Hospital and Sutton Coldfield Town Centre with all its amenities, travel links, shopping facilities, bars and restaurants.

The property has been finished to an immaculate finish throughout, and its top floor positioning means no noisy neighbours above you, so it is peaceful and secure.

The standout feature is the grandiose lounge that is flooded with natural light and makes for a cosy yet spacious leisure environment.

The apartment benefits from an extended lease to put at ease any prospective purchasers.





## Property Specification

TOP FLOOR APARTMENT  
EXTENDED LEASE 137 YEARS  
IMMACULATE CONDITION THROUGHOUT  
STUNNING SPACIOUS LOUNGE  
TWO BEDROOMS

Living Room 14' 8" x 11' 11" (4.47m x 3.63m)

Kitchen 10' 8" x 5' 8" (3.25m x 1.73m)

Bedroom One 11' 3" x 10' 8" (3.43m x 3.25m)

Bedroom Two 9' 1" x 7' 11" (2.77m x 2.41m)

Bathroom 5' 10" x 5' 8" (1.78m x 1.73m)

Storage Cupboard 9' 8" x 4' 6" (2.94m x 1.37m)

### 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: 30th January 2025

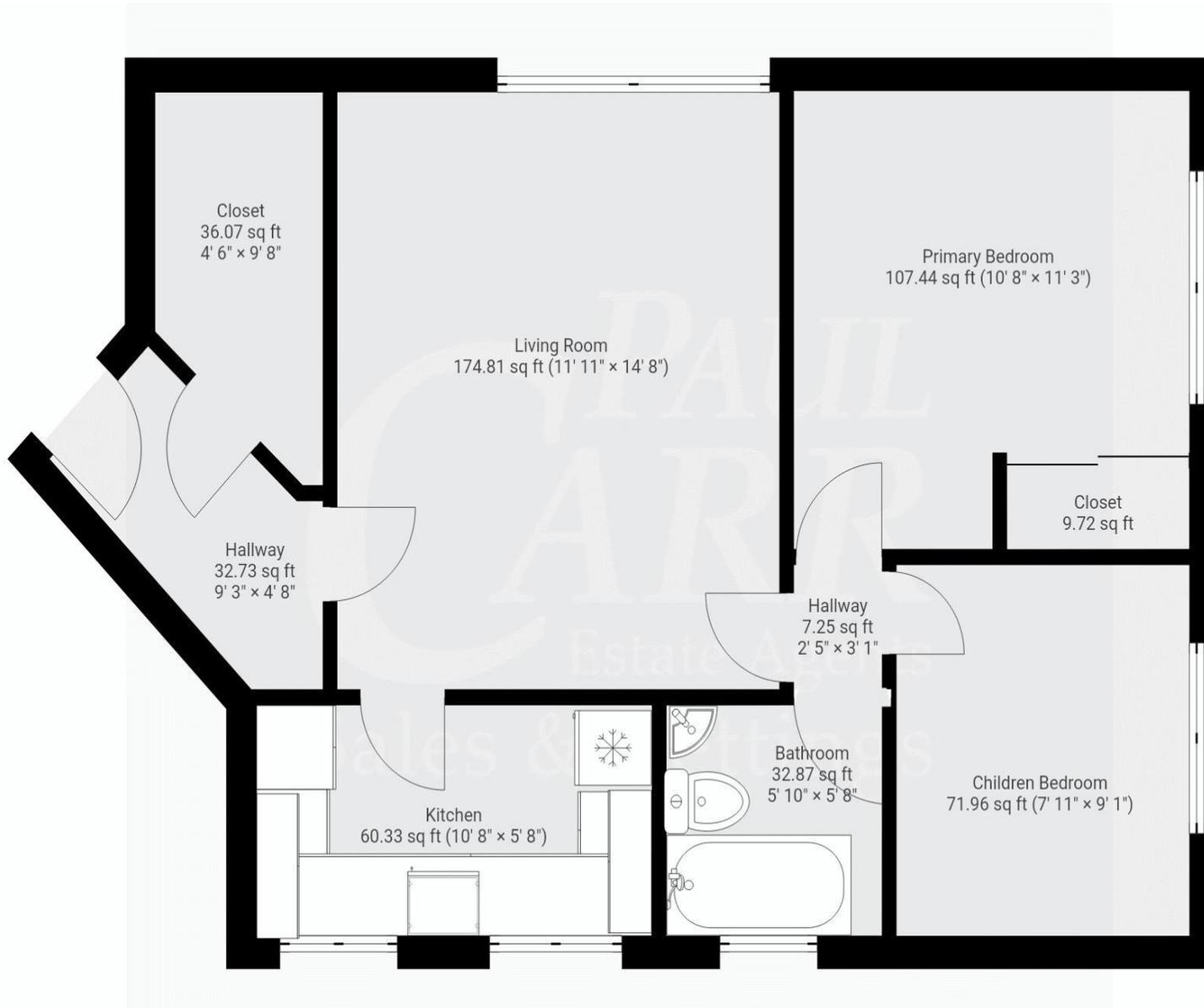
### Viewer's Note:

Services connected: Electric, water & drainage  
Council tax band:

Tenure: Leasehold 137 years remaining  
Ground Rent: Awaiting  
Service Charge: Awaiting

# 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		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

## Map Location

