



Lower Queen Street, Sutton Coldfield  
Sutton Coldfield, B72 1RT

Offers in the Region Of £125,000

# Sutton Coldfield

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OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION.

Paul Carr Boldmere are pleased to offer for sale this delightfully presented two bed end of terrace retirement ground floor maisonette set in a convenient location and being within a short walking distance of Sutton Coldfield Town Centre.

The home on offer enjoys close proximity to many desirable amenities including local shops, entertainment venues and transport links by both road and rail.

The accommodation briefly comprises two good sized bedrooms, a living/dining room with fitted kitchen and a shower room.

Communal gardens are provided together with communal parking.

Viewings are strictly by appointment only and for over 60's only.





## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON ON COMPLETION  
RETIREMENT MAISONETTE FOR OVER 60's PRCHASERS OFFERING CLOSE PROXIMITY TO SOUGHT AFTER AMENITIES  
OFFERING CLOSE PROXIMITY TO SOUGHT AFTER AMENITIES IN SUTTON COLDFIELD TOWN CENTRE ARTERIAL ROAD AND RAIL CONNECTIONS TO BIRMINGHAM WITHIN SHORT DISTANCE  
SPACIOUS REAR LOUNGE/DINER

**Lounge 4.56m (15') x 3.09m (10'2")**  
**Bedroom 1 3.56m (11'8") x 3.00m (9'10")**  
**Kitchen 2.78m (9'1") x 2.47m (8'1")**  
**Bathroom 2.10m (6'11") x 1.65m (5'5")**  
**Bedroom 2 2.56m (8'5") x 2.15m (7'1") max**  
**Entrance Hall**

### 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: 12th November 2025

### Viewer's Note:

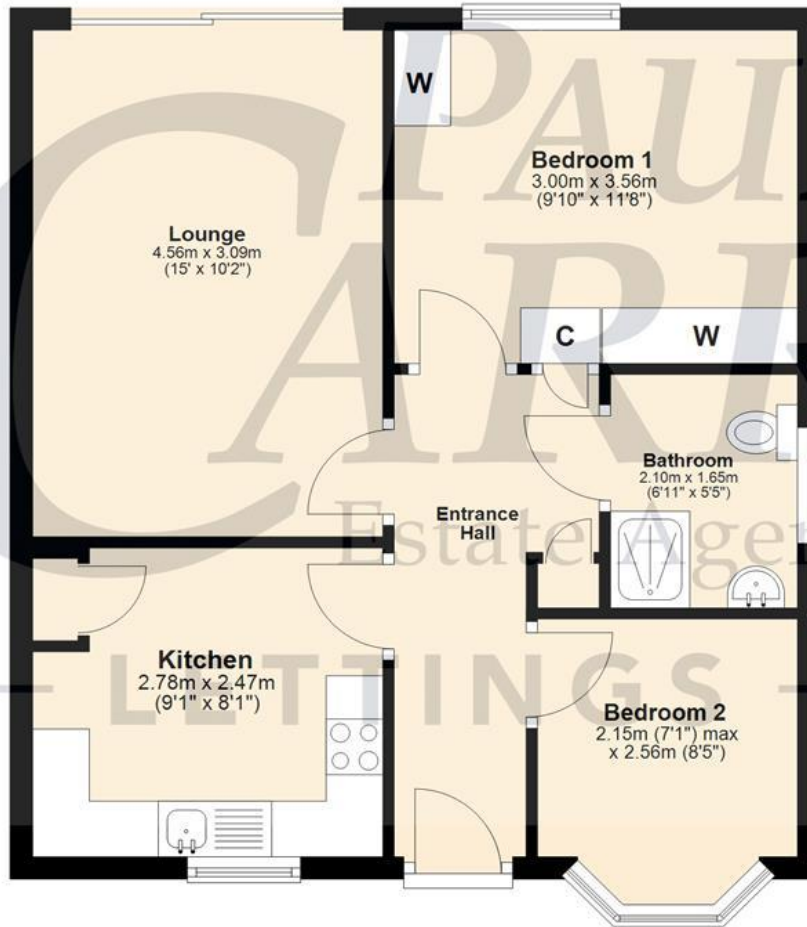
Services connected: ELEC., WATER, DRAINAGE  
Council tax band: C  
Tenure: Leasehold 959years remaining, Lease from 4th November 2003  
Ground Rent: £tbc  
Service Charge: £tbc

# Floor Plan

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

## Energy Efficiency Rating

### Ground Floor



## Map Location

