



Garrard Gardens, Sutton Coldfield, B73 6DU

- Lovely second floor flat
- Bathroom with shower
- Fantastic location
- Long lease
- Two excellent bedrooms
- Large living room
- Garage and parking
- Great potential

£159,950



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DESCRIPTION

Superbly located within Garrard Gardens, close to Sutton Park, Sutton Coldfield railway station and the town centre, this spacious second-floor flat is offered with no upward chain, a garage and presents an excellent opportunity for buyers to update and personalise to their own taste.

The property benefits from double glazing and electric heating, with accommodation comprising a communal security entrance leading to a second-floor landing, reception hall with cloak cupboards, two well-proportioned bedrooms, a bathroom with white suite, and a refitted kitchen opening into an attractive living room.

Outside, garage in separate block and well-maintained communal gardens.

Leasehold: 126 years unexpired lease term

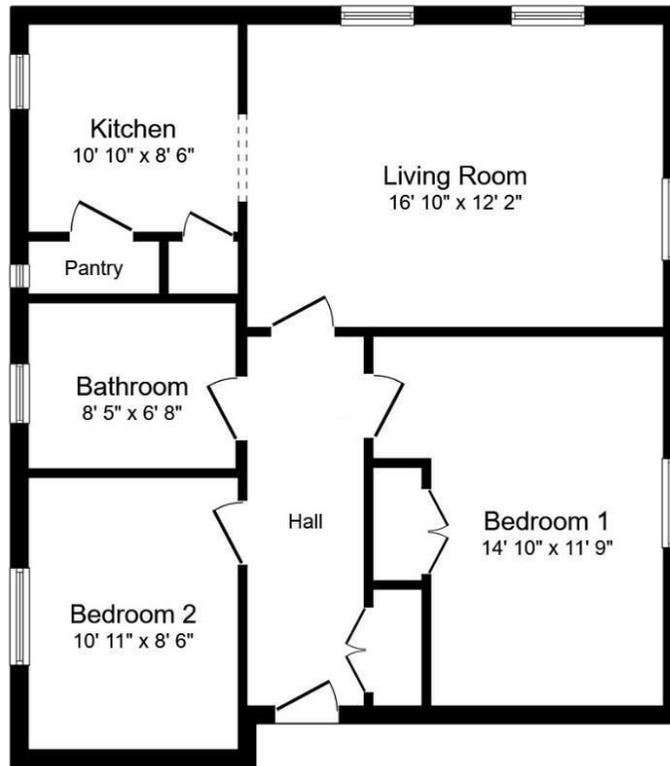
Service charge: approx £3500pa

Ground rent: TBC

A buyer should verify this information prior to proceeding







Floor Plan
Floor area 716 sq.ft.

Total floor area: 716 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

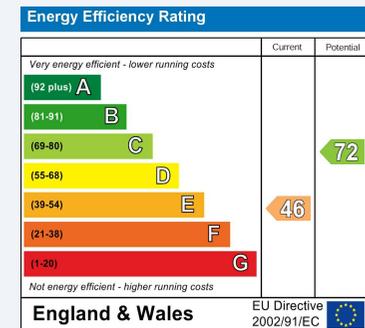
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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