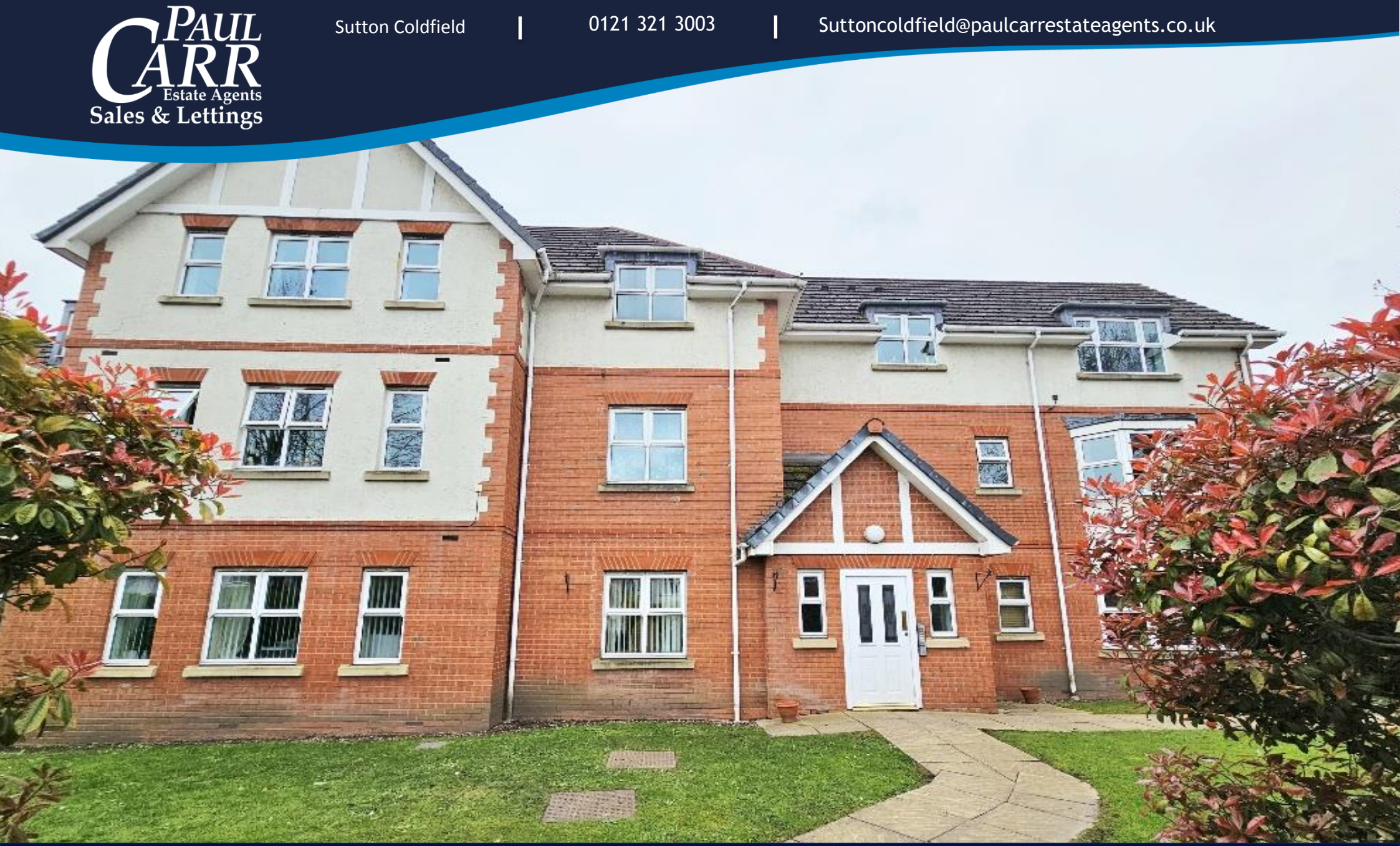
PAUL CARR Estate Agents Sales & Lettings

Sutton Coldfield | 0121 321 3003 | Suttoncoldfield@paulcarrestateagents.co.uk



Beech Court, Chester Road, Sutton Coldfield, B73 5BS

£120,000

Sutton Coldfield

£120,000

2 1 1

This modern style second floor apartment occupies a most convenient location close to desirable shops and schools with a superior public transport system near by.

Offering the advantage of no onward chain the apartment is accessed via a secure entrance with intercom entry and comprises a hall with storage off, a generous living room with excellent kitchen area, two well proportioned bedrooms and a bathroom.

Outside there is a secure gated car park and communal garden.

OFFERED SALE FOR SALE WITH NO UPWARD CHAIN

VACANT POSSESSION UPON COMPLETION

SUPERBLY LOCATED MODERN STYLE SECOND FLOOR FLAT

TWO WELL PROPORTIONED BEDROOMS

GENEROUS LIVING ROOM WITH OPEN PLAN KITCHEN

CLOSE PROXIMITY TO POPULAR SHOPS AND SCHOOLS

SUPERIOR LOCAL TRANSPORT NETWORK

SECURE GATED CAR PARK

COMMUNAL GARDEN TO REAR



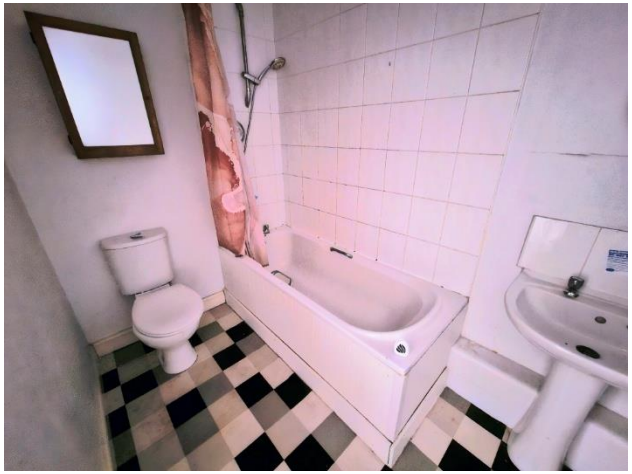




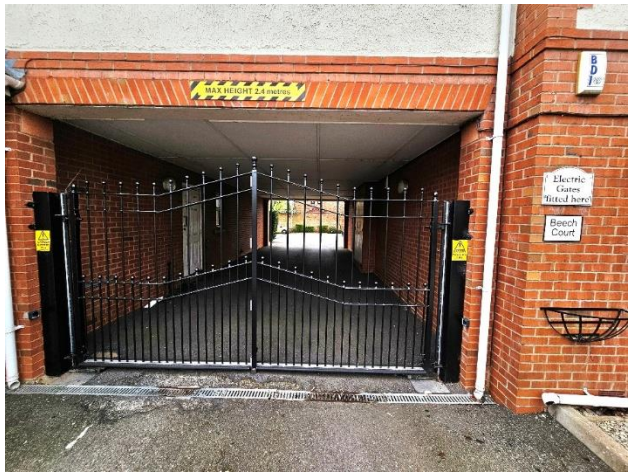












Property Specification

Property Measurements:

Kitchen 5.11m (16'9") x 3.56m (11'8")

Living Room 4.05m (13'4") x 3.68m (12'1")

Bedroom 4.67m (15'4") x 2.80m (9'2")

Bedroom 3.77m (12'5") x 2.69m (8'10")

Bathroom 8' 5" x 5' 4" (2.56m x 1.62m)

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: 1st April 2026

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.**

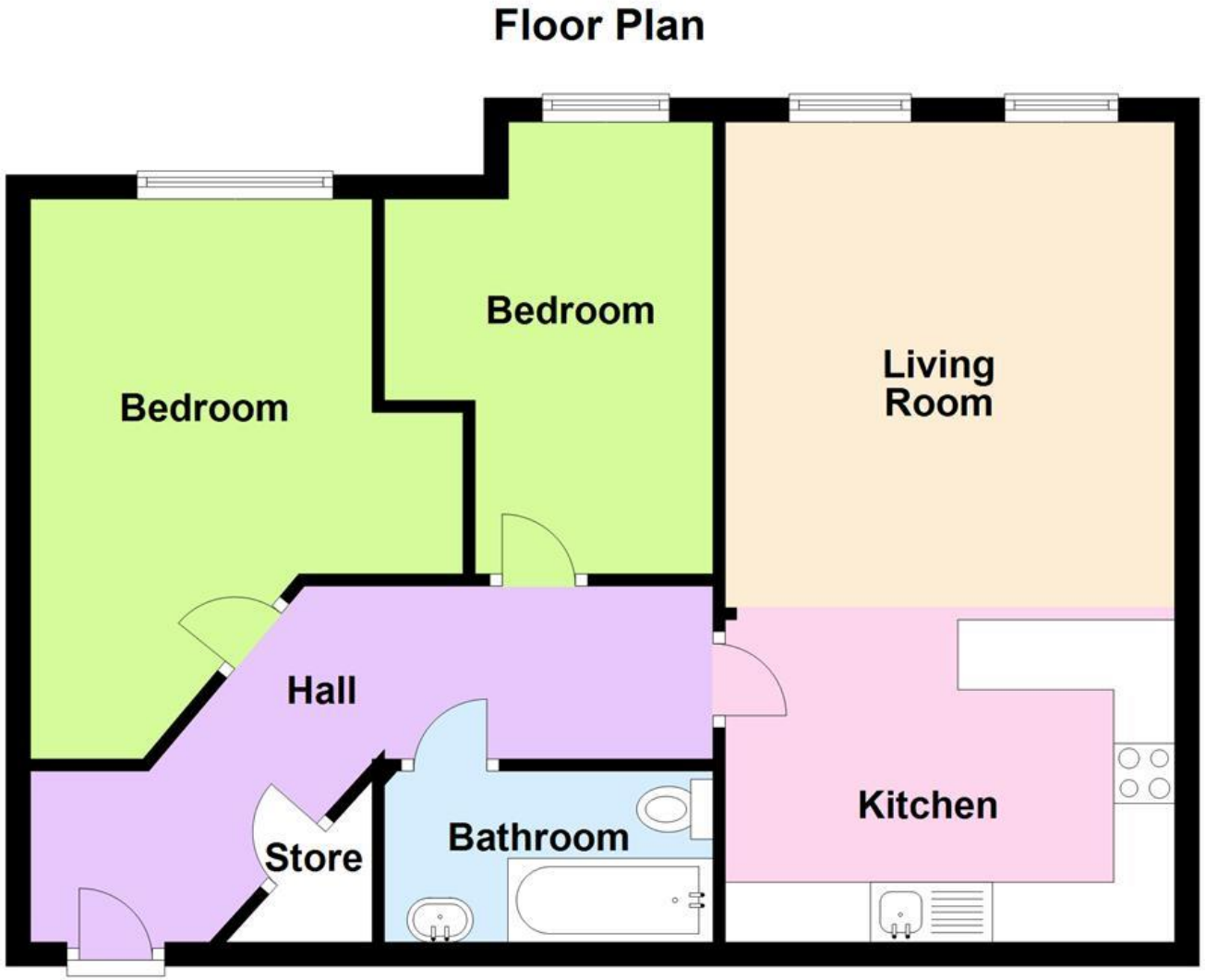
Viewer's Note:

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

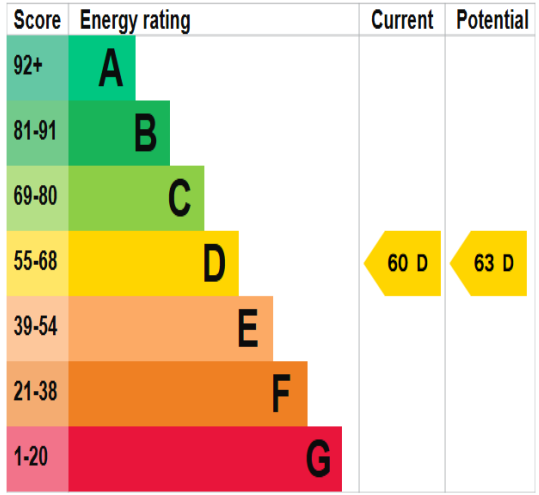
Tenure: Leasehold 999 year lease from 1st January 2002
Ground Rent: £120 per annum
Service Charge: £1800 per annum

Floor Plan

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



Energy Efficiency Rating



Map Location



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OnTheMarket.com

rightmove.co.uk
The UK's number one property website

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