



**PAUL
CARR**
Estate Agents

King Edwards Square,
Sutton Coldfield, B73 6AQ

£175,000

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Sky-High Style with Views to Match! Step into this fabulous first-floor apartment, where soaring high ceilings create an incredible sense of space and light.

The open-plan living and kitchen area is perfect for everything from lazy Sunday mornings to hosting friends, all while enjoying beautiful views across Sutton.

The generous double bedroom offers a peaceful retreat, while the modern bathroom with a bath tub completes the accommodation.

With lift access and the added bonus of a long lease, this apartment is as practical as it is stylish.

Whether you're taking your first step onto the property ladder, looking for a smart investment, or simply searching for a home with character and charm, this one ticks all the boxes. Come for the views—stay for the lifestyle!





Property Specification

Second Floor Apartment
Lift Access
High Ceilings
Open plan Living/Kitchen
Generous Bedroom

Hall

Open Plan Living/Kitchen
6.81m (22'4") x 3.56m (11'8")

Bedroom
3.68m (12'1") x 3.24m (10'7")

Bathroom
2.11m (6'11") x 1.68m (5'6")

Lift

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:

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.

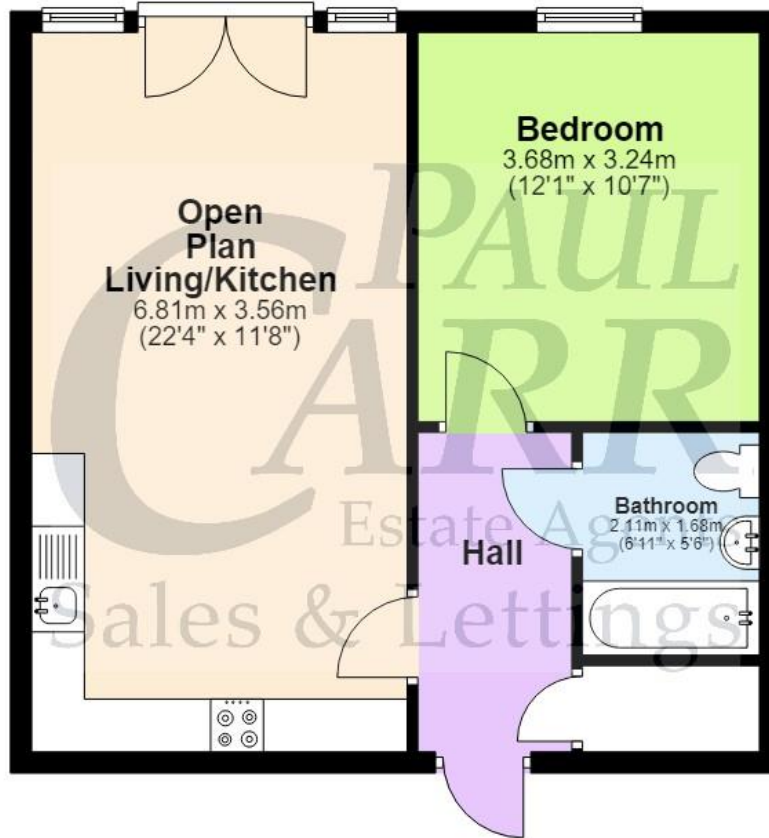
Viewer's Note:

Services connected: water, electric and drainage
Council tax band: C
Tenure: Leasehold 238 years remaining
Ground Rent: £350 - paid every 6 months
Service Charge: £1768 - paid every 6 months

Floor Plan

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

Second Floor



Total area: approx. 46.9 sq. metres (505.3 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

