



Birmingham Road
Sutton Coldfield

burchell
edwards



Property Description

Situated on Birmingham Road, this well-presented one-bedroom apartment offers a modern, open-plan layout with a strong sense of space and natural light throughout. The property is ideally suited to first-time buyers or investors, delivering a clean, low-maintenance living environment within a convenient and well-connected location.

The accommodation is centred around a generous kitchen/lounge area, creating a sociable and practical living space, complemented by a well-proportioned double bedroom, ample storage and a contemporary bathroom. Externally, the property benefits from allocated parking, private terrace space and access to communal areas, with the added advantage of a service charge that remains highly competitive compared to similar developments, enhancing overall affordability and long-term appeal.

The property is located within walking distance of Sutton Coldfield town centre, train station, and popular shops and restaurants.

"Under the terms of the Estate Agency Act 1979 (Section 2)

Please note that the vendor of this property is an employee of the Connells Group'.

Hall

Providing access to all rooms, with storage, wall mounted intercom system and doors leading off.

Kitchen / Lounge

A spacious open-plan living area with a fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating sink and drainer, built in appliances and ample space for dining and seating areas

Bedroom

well-proportioned double bedroom with two

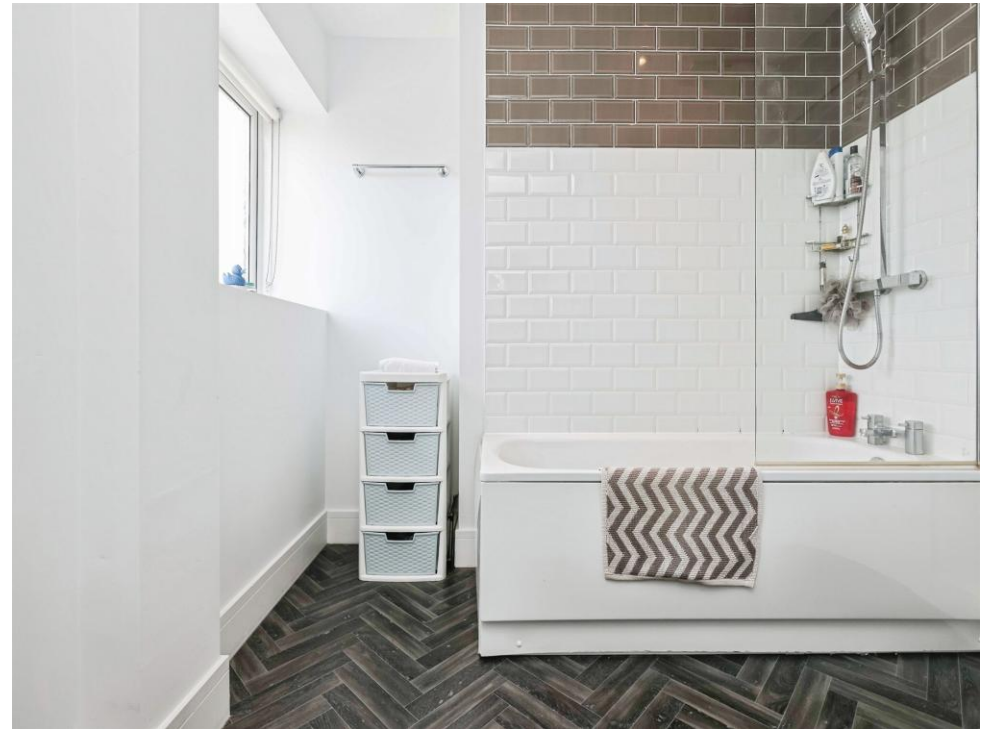
built-in wardrobes and space for freestanding furniture.

Bathroom

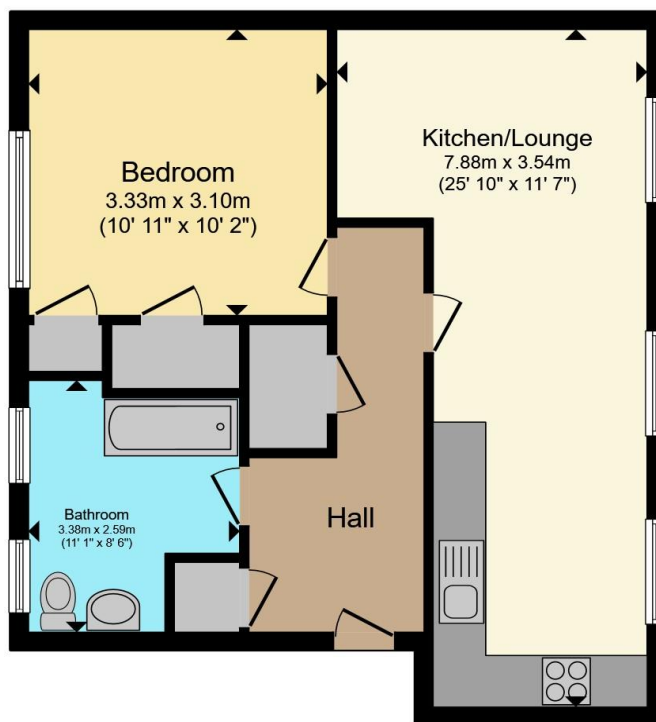
Fitted with a modern three-piece suite comprising bath with shower over, wash hand basin and WC.











Total floor area 51.5 m² (555 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Burchell Edwards on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D	Council Tax Band: A	Service Charge: Ask Agent	Ground Rent: 145.00	Tenure: Leasehold
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view this property online burchelledwards.co.uk/Property/ERD207784

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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