PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Elmwood Court, Sutton Oak Road, Sutton Coldfield, B73 6SS

£120,000

This spacious two bedroom second floor apartment is ideally positioned within the popular Elmwood Court development in Sutton Coldfield and presents an excellent opportunity for first-time buyers, downsizers and investors alike. The property is also offered for sale with the benefit of no onward chain.

The apartment is conveniently located close to a wide range of everyday amenities, including a convenience store, takeaway restaurants, hair and beauty salons, barbers, veterinary services and a dog groomer. Excellent public transport links are also readily accessible, while Sutton Park's impressive 2,400-acre National Nature Reserve is situated less than a mile away, offering wonderful opportunities for walking, cycling and enjoying the outdoors.

Internally, the accommodation comprises a welcoming entrance hallway, a generously sized lounge, a fitted kitchen, two well-proportioned double bedrooms and a bathroom.

The property also benefits from a garage, providing useful storage or secure parking. Prospective purchasers are advised to check the garage dimensions to ensure suitability for their individual vehicle before legal completion.

Internal viewing is highly recommended to fully appreciate the space and convenient location this apartment has to offer.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is A payable to Birmingham City Council.

Services Connected: Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk

LEASEHOLD INFORMATION

The property has approximately 137 years remaining on the lease.
The combined service charge and ground rent are approximately £2,000 per annum.
Prospective purchasers should ask their solicitor to verify all leasehold information, charges and terms before proceeding.


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Accommodation

Entrance Hall
3' 5" x 23' 6" (1.04m x 7.16m)

Lounge
13' 1" x 12' 0" (3.98m x 3.65m)

Kitchen
8' 6" x 5' 4" (2.59m x 1.62m)

Bedroom One
13' 1" x 11' 5" (3.98m x 3.48m)

Bedroom Two
11' 11" x 9' 2" (3.63m x 2.79m)

Bathroom
8' 6" x 5' 4" (2.59m x 1.62m)







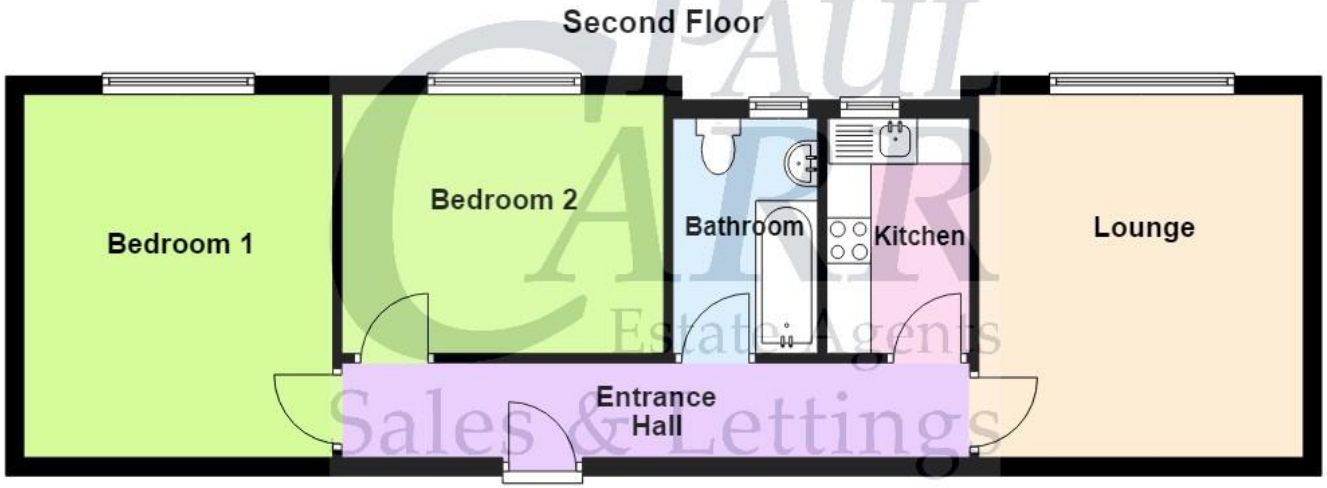






Floor Plan

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



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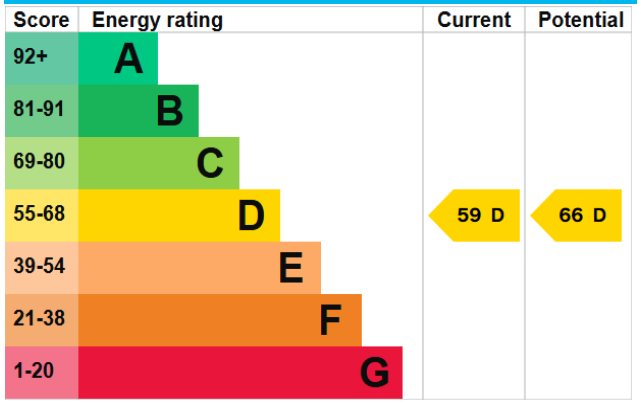
Plan produced using PlanUp.

Energy Performance Rating



Map Location




ASTON VILLA
ARE CHAMPIONS









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.