



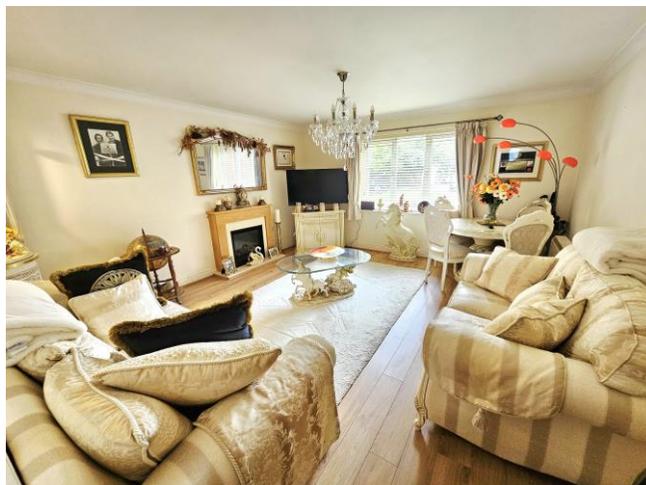
Station Road,  
Sutton Coldfield, B73 5LA

Offers in the Region Of £208,500

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This superbly proportioned well presented ground floor three bed executive apartment occupies a most convenient and sought after location within close proximity of many desirable amenities including sought after shops and transport links, Station Road train station being within just a few yards. IDEAL FOR FIRST TIME BUYERS OR INVESTORS the property on offer provides a generous lease and the accommodation itself includes an excellent living/dining room, fitted kitchen, bathroom and en-suite shower room to the master bedroom. Two of the bedrooms are fitted doubles whilst the third bedroom could serve as a study/home office. Outside there are communal gardens and secure parking with two allocated spaces. Early viewing is essential in order to avoid disappointment.





## Property Specification

SUPERBLY LOCATED MOST LUXURIOUS GROUND FLOOR  
THREE BEDROOM APARTMENT  
OUTSTANDING CONTEMPORARY PRESENTATION  
THROUGHOUT  
CLOSE PROXIMITY TO DESIRABLE SHOPS AND TRANSPORT  
LINKS - STATION ROAD TRAIN STATION WITHIN SHORT  
DISTANCE  
GENEROUS LOUNGE AND COMBINED DINING ROOM  
HIGH QUALITY FITTED KITCHEN WITH A RANGE OF  
INTEGRATED APPLIANCES

Hallway  
Lounge 4.53m (14'10") x 4.29m (14'1")  
Kitchen 2.75m (9') x 2.41m (7'11")  
Bedroom 2 3.53m (11'7") x 2.75m (9')  
Bedroom 3 2.44m (8') x 2.07m (6'10")  
Master Bedroom 4.01m (13'2") x 3.59m (11'9")  
En-suite 2.93m (9'7") x 1.37m (4'6")  
Bathroom  
Store

### 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: 21st October 2025

### Viewer's Note:

Services connected: Elec.water, drainage  
Council tax band: C  
Tenure: Leasehold 102 years remaining, lease from 25th  
December 2002  
Ground Rent: £200  
Service Charge: £3000

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

