



61 Eastern Road,
Sutton Coldfield, B73 5NT

Offers in the Region Of £179,950

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AVAILABLE WITH NO UPWARD CHAIN, VACANT POSSESSION UPON COMPLETION. Ideal for first time buyers or investors this delightful second floor apartment is presented to the highest standard throughout and provides an outstanding opportunity for all prospective buyers.

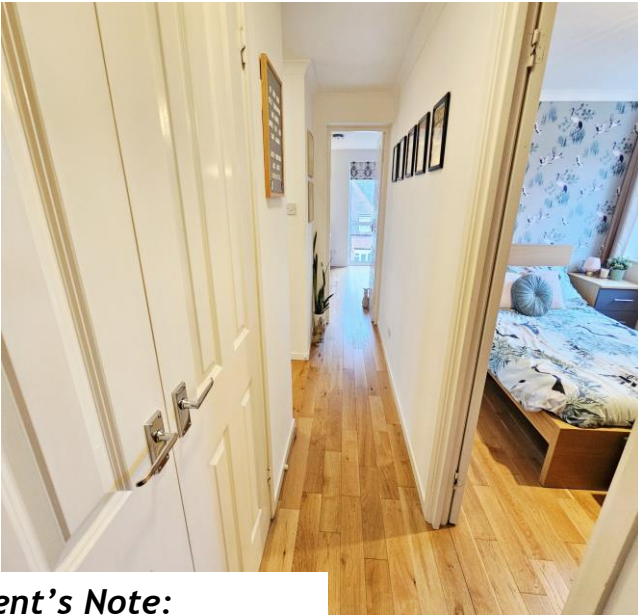
Having access within short distance to arterial road and rail having two train stations within half mile accessing Birmingham city centre.

The property lacks for nothing having a beautifully appointed fitted kitchen with appliances, two bedrooms and bathroom with full white suite, the property briefly comprises:- reception hallway, spacious lounge with dining area and open plan fitted kitchen, two good size bedrooms, bathroom with modern white suite and full double glazing. All rooms have electric underfloor heating with Neostat wifi controllers for each room. The hot water system is also Neostat controlled.

Communal parking and garage in separate block to the rear. Maintained landscaped gardens and remote door entry. Viewing is highly recommended and strictly via Paul Carr Boldmere for proceedable purchasers only.

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.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - PLEASE NOTE ALL ROOMS HAVE ELECTRIC UNDERFLOOR HEATING WITH NEOSTAT WIFI CONTROLLERS FOR EACH ROOM. THE HOT WATER SYSTEM IS ALSO NEOSTAT CONTROLLED.

IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE AMOST BEAUTIFULLY APPOINTED HOME IN A MOST SOUGHT-AFTER LOCATION

LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND FRONT FACING BRIGHT AND SPACIOUS LOUNGE WITH OPEN PLAN DINING AREA AND BEAUTIFULLY APPOINTED KITCHEN LEADING OFF

KITCHEN HAVING A RANGE OF MATCHING BASE AND WALL UNITS WITH APPLIANCES THERETO

Hallway

Kitchen 3.25m (10'8") x 2.89m (9'6")
Lounge/Diner 4.76m (15'7") x 3.26m (10'8")
Bedroom 1 3.28m (10'9") x 2.75m (9')
Shower Room
Bedroom 2 2.89m (9'6") x 1.97m (6'6")

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: 16th February 2026

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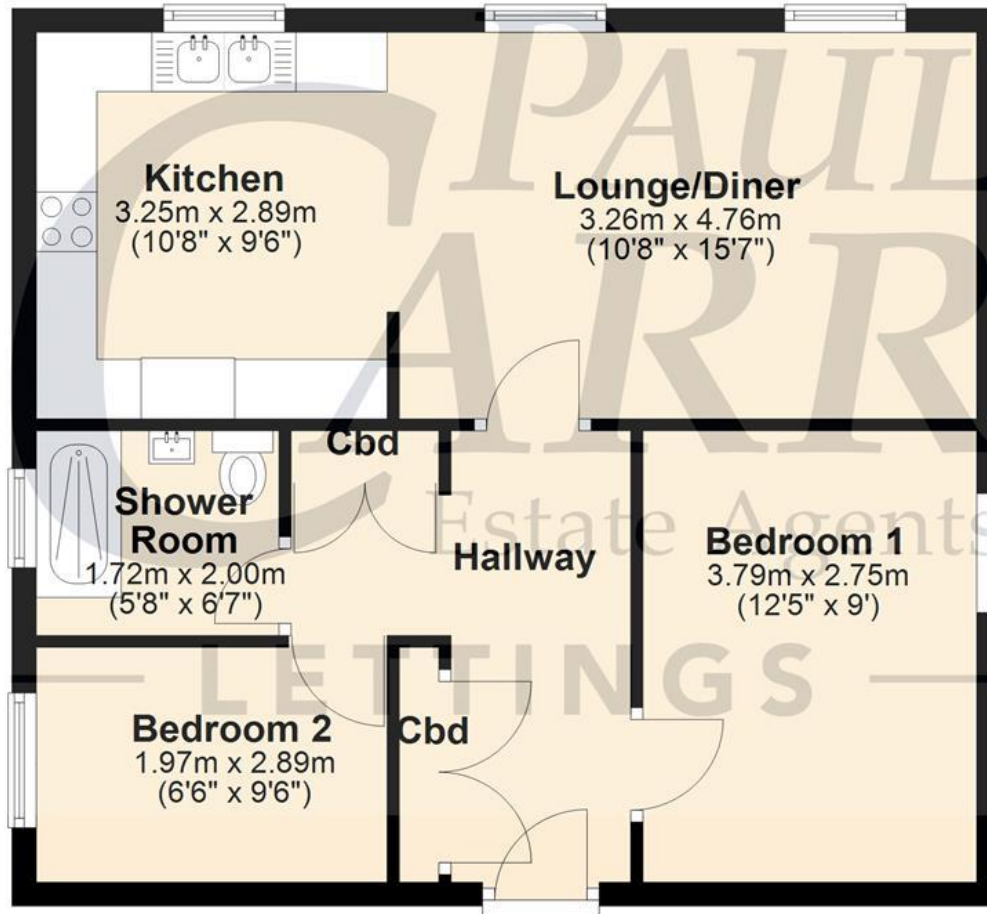
Viewer's Note:

Services connected: Elec, drainage, water
Council tax band: B
Tenure: Leasehold - 83years remaining
Ground Rent: £10.00
Service Charge: £2100
Restrictions: N/A

Floor Plan

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

Ground Floor



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

