



Banners Court, Banners Gate Road,
Sutton Coldfield, B73 6RT

Offers Over £210,000

***** A SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT WITH A BALCONY, GARAGE AND BEAUTIFUL COMMUNAL GARDENS
IN SOUGHT-AFTER LOCATION *****

Located within a highly sought-after development just off Banners Gate Road and Chester Road North and opposite Sutton Park Banners Gate, this beautifully presented apartment offers generous living space, all set within attractive and well-maintained communal gardens.

The property is entered via a secure communal entrance hall with intercom system, leading to the private front door.

Inside, the welcoming reception hallway provides access to a useful separate laundry room and the further inner hallway. To the front of the apartment is a spacious breakfast kitchen, fitted with a wide range of wall and base units, integrated appliances, and enjoying pleasant views over the gardens.

The large lounge provides excellent living accommodation, featuring a stylish fireplace, side aspect window, and double glazed doors that open onto a balcony, perfect for relaxing or entertaining.

Positioned to the rear are two generously sized bedrooms, each complete with fitted wardrobes.

The accommodation is further enhanced by a modern bathroom, an additional guest cloakroom with WC and its own accessible door from the rear of the block.

The property also benefits from a garage in a separate block and ample residents and visitors parking area.

Early viewing is strongly advised to fully appreciate all that this superb apartment has to offer.

Tenure: We can confirm the property is Leasehold, with a share of the Freehold, and has approximately 104 years remaining on the lease.

The vendor has informed us that the service charge is approximately £2100 per annum and no ground rent payable.

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

Services Connected: Gas/Electric/Water/Drainage.

**Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk**



Accommodation

Entrance Hall

Lounge

20' 5" x 12' 5" (6.22m x 3.78m)

Balcony

Kitchen/Breakfast Room

13' 2" x 10' 6" (4.01m x 3.20m)

Bedroom One

14' 1" (to wardrobes) x 10' 6" (4.29m x 3.20m)

Bedroom Two

9' 7" x 8' 10" (2.92m x 2.69m)

Bathroom

7' 9" x 7' 0" (2.36m x 2.13m)

Guest WC

5' 2" x 2' 11" (1.57m x 0.89m)

Utility Room

8' 6" (max) x 6' 7" (max) (2.59m x 2.01m)





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

Map Location









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: 2nd September 2025

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.