



Station Road, Sutton Coldfield
West Midlands, B73 5JZ

Offers in the Region Of £130,000

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OFFERED FOR SALE WITH VACANT POSSESSION - NO UPWARD CHAIN - SHORT LEASE. Being well positioned with views across landscaped gardens and offered with no upward chain this delightful second floor apartment provides an excellent opportunity for downsizers or investors alike.

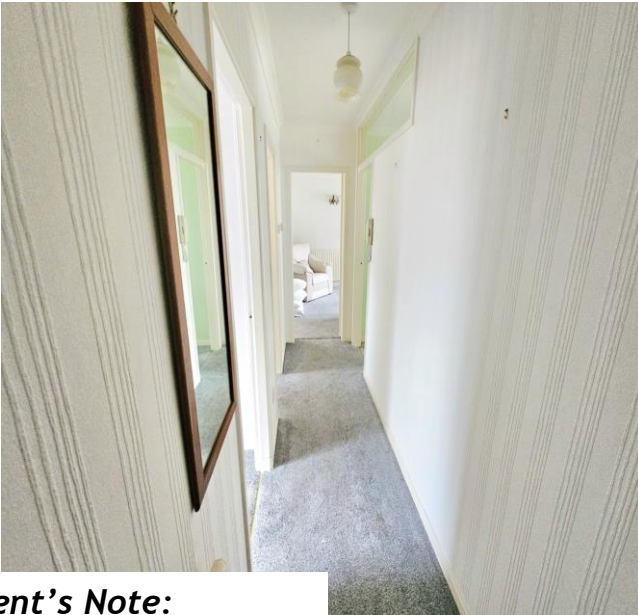
The property on offer provides excellent arterial transport links to surrounding amenities whilst providing a quiet vista in a outstandingly well maintained and presented home.

The property briefly comprises entrance hallway with lounge/dining room facing toward the picturesque elevated views of the surrounding gardens, two bedrooms, a fitted bathroom and fitted kitchen are also provided.

In addition to the maintained grounds the property also benefits from a garage in a separate block. Viewing is highly recommended via selling agents Paul Carr Boldmere.

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
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND
EXCELLENT LIVING ROOM WITH VIEWS TO THE FORE
ADEQUATE SPACE OF DINING TABLE AND CHAIRS
FULLY FITTED DINING KITCHEN WITH APPLIANCES THERETO
STORAGE TO INTERNAL HALLWAY

Lounge 5.15m (16'11") x 3.45m (11'4")
Breakfast Kitchen 3.45m (11'4") x 2.41m (7'11")
Bathroom
A/C
Bedroom 1 4.41m (14'6") x 3.72m (12'2")
Bedroom 2 2.70m (8'10") x 2.02m (6'7") max
Hallway

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: 26th January 2026

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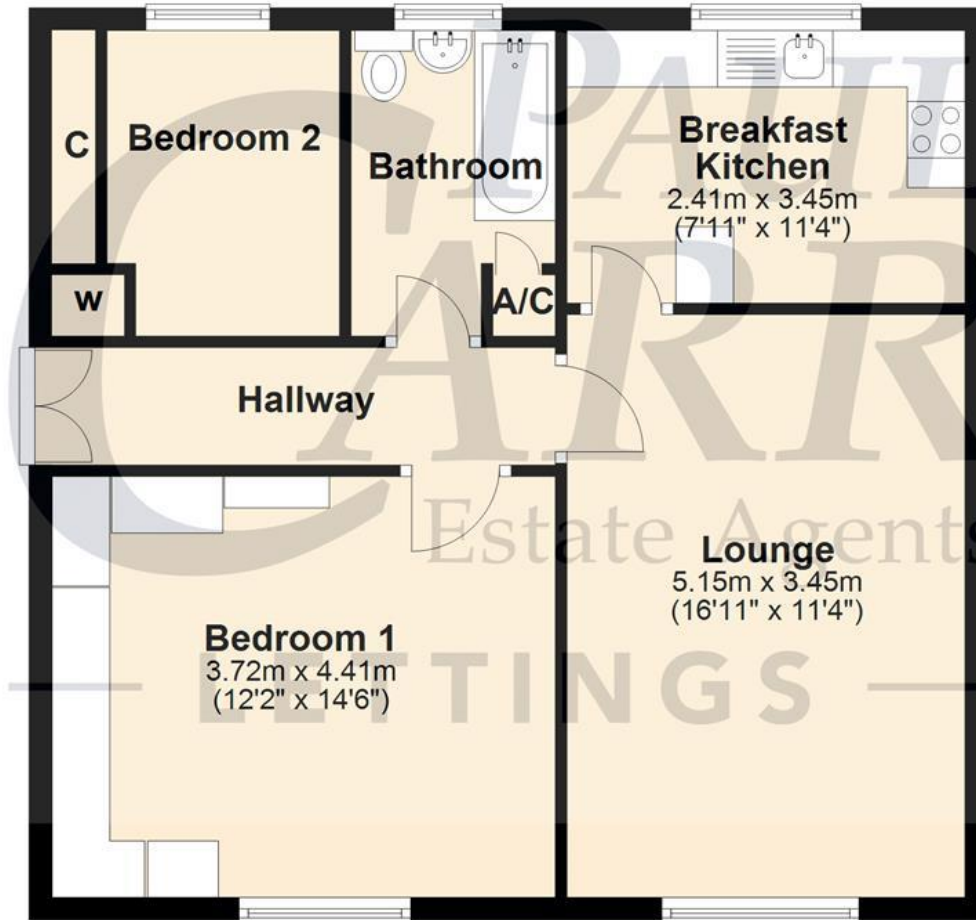
Viewer's Note:

Services connected: Gas & water
Council tax band: C
Tenure: Leasehold with 99 years from 07.10.70
Ground Rent: £2,400
Service Charge: £0
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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

