



**PAUL
CARR**
Estate Agents

Vesey Close,
Sutton Coldfield, B74 4QN

{£165,000}

Sold with the benefit of NO UPWARD CHAIN and its own private balcony overlooking the glorious landscaped gardens this one bedroom apartment is certainly not to be missed.

Welcomed with a generous size and bright hallway with an open archway into the fresh white kitchen with under lighting in the base units and a window to the rear overlooking the gardens, this home couldn't provide you with any more light.

The lounge is of a fantastic size, with large windows again providing you with a beautiful view of the gardens and a door leading you directly onto the private balcony.

The master bedroom is a fantastic size with fitted wardrobes, large windows and again a door leading you directly to the private balcony.

Completing this accommodation is the newly renovated porcelanosa bathroom with a white suite and built in storage cupboard.

This beautiful apartment also benefits from its own private garage.

Winchester Court is situated in the exceptionally convenient development, on the popular Walsall Road, set within Vesey Close development, within walking distance to Sutton Park and Mere Green.



**Bedroom 1 5.46m (17'11") x 3.94m
(12'11")**

Bathroom

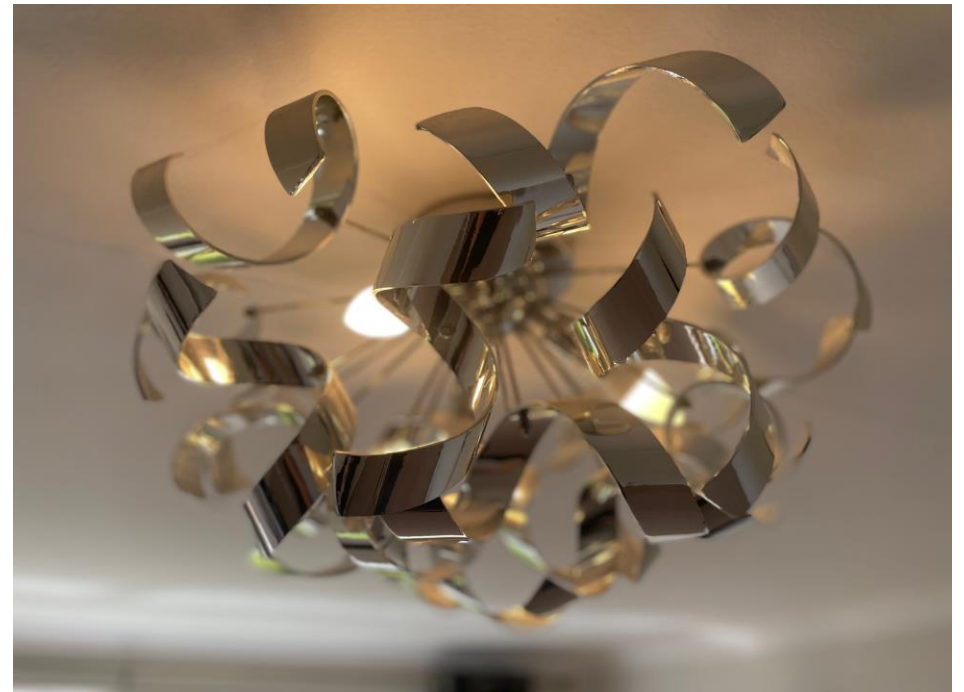
Kitchen 2.72m (8'11") x 2.41m (7'11")

**Living Room 5.46m (17'11") x 3.94m
(12'11")**

Entrance Hall

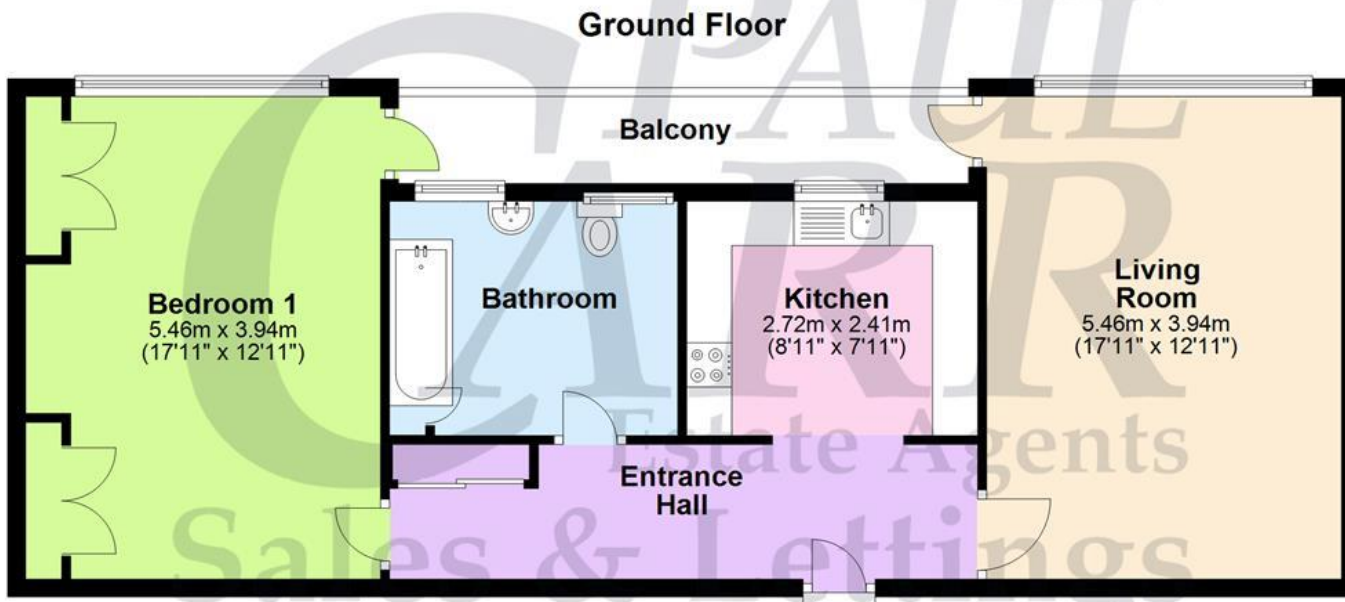
Balcony 6.33m (20'9") x 0.99m (3'3")





Floor Plan

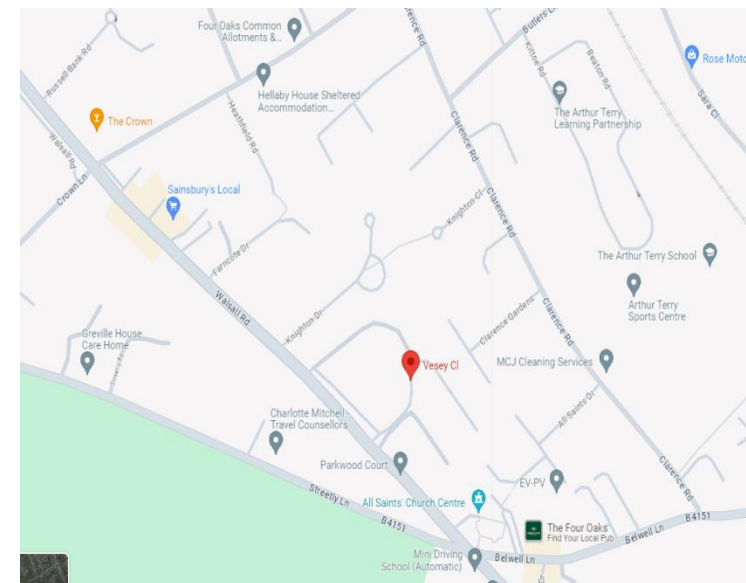
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

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.
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