



29 Kenelm Road,  
Sutton Coldfield, B73 6HD

Offers in Excess of £250,000

## Offers in Excess of £250,000



OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION.

This superbly proportioned and well-presented second floor luxury two double bed executive apartment offers panoramic views to the horizon and occupies a most convenient and sought after location within close proximity of many desirable amenities including sought after shops and transport links.

Offering a generous lease the accommodation includes an expansive living and dining room, a fitted kitchen with integrated dishwasher, fridge, oven and hob, en-suite bathroom to the master bedroom and second bedroom, both bedrooms having high-end quality fitted wardrobes. Decorated to high standard this apartment is an absolute must for viewing and would suit both buyers and investors alike internally both access is via a maintained lift and stairs.

To the outside elevations there are landscaped gardens and communal parking and two parking spaces one of which is covered and a ground floor storage room. Early viewing is essential in order to avoid disappointment.

All viewings are strictly by appointment only and via Paul Carr Boldmere office for proceedable purchasers. This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

**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



Being Sold by Paul Carr Secure Sale (BUY IT NOW Option Available) - Reservation Fee Applies  
OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION.

LUXURY APARTMENT FOR SALE WITHIN WALKING DISTANCE OF SUTTON TOWN CENTRE - PRESENTED TO THE HIGHEST STANDARD - LIFT TO ALL FLOORS EXQUISITELY DRESSED LOUNGE DINING ROOM DELIGHTFUL FITTED KITCHEN WITH ARANGE OF INTEGRATED APPLIANCES

Lounge 6.80m (22'4") x 2.84m (9'4")  
Kitchen 3.06m (10'1") x 2.26m (7'5")  
En-suite

Bedroom 1 3.67m (12') x 2.56m (8'5")  
Wardrobe

Bedroom 2 3.88m (12'9") x 3.27m (10'9") max  
Wardrobe  
Entrance Hall

Lounge 7.29m (23'11") x 3.47m (11'5")  
Kitchen 3.06m (10'1") x 2.26m (7'5")  
En-suite

Bedroom 1 3.88m (12'9") x 3.19m (10'5")  
Wardrobe

## Viewer's Note:

Services connected: All  
Council tax band: E

Tenure: Leasehold 125 year lease from 09.05.13

Ground Rent: £250

Service Charge: £2125

Restrictions: N/A

## Agent's Note:

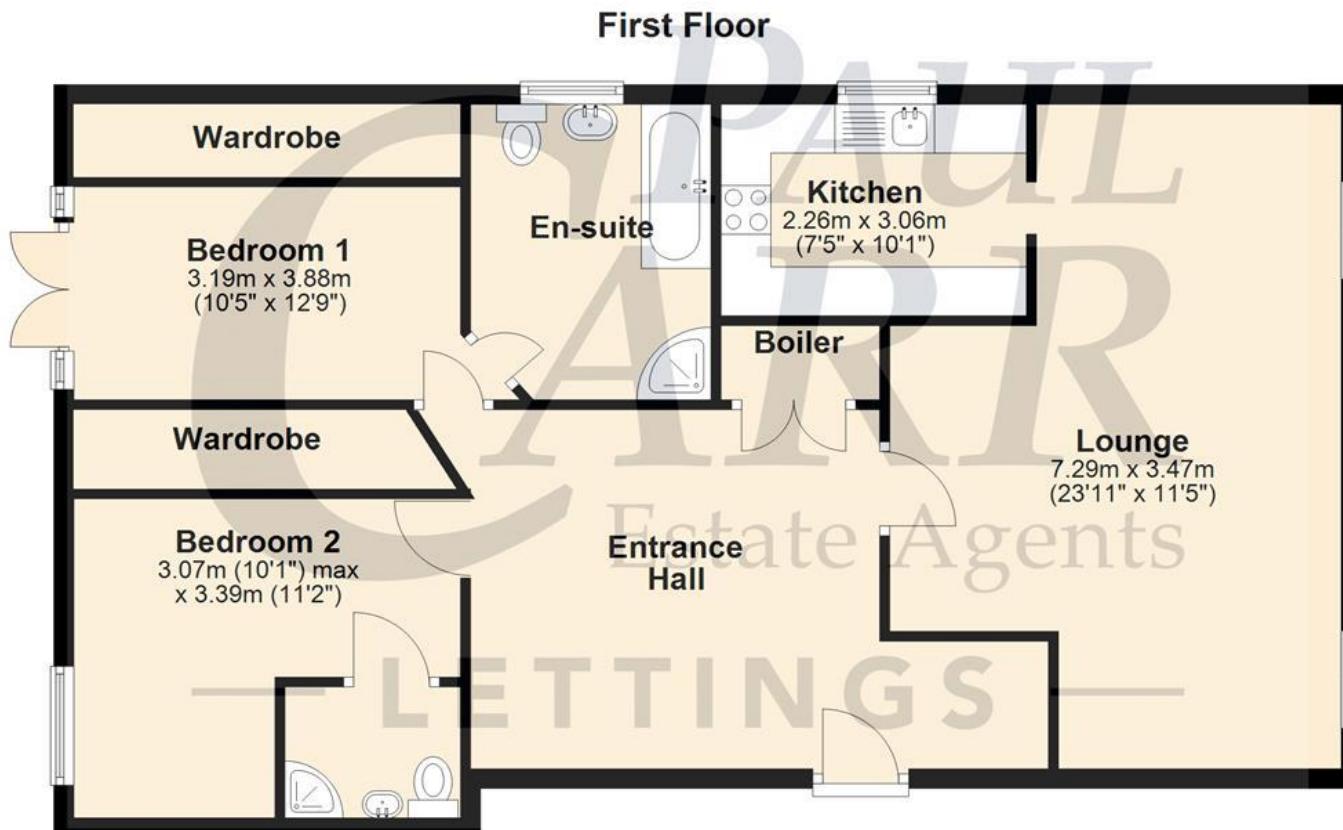
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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

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.

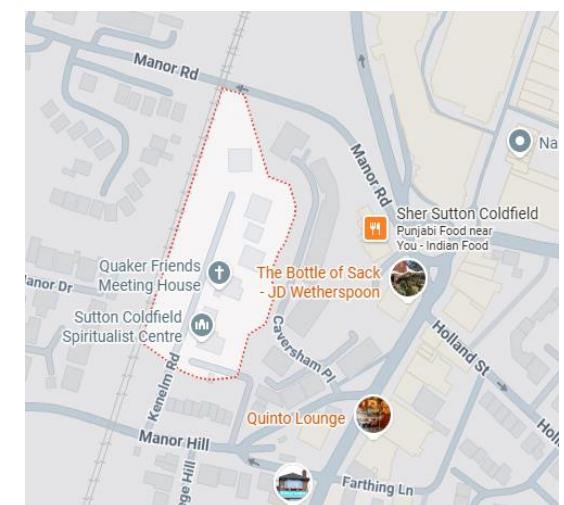
# Floor Plan

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

## Energy Efficiency Rating



## Map Location



[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

 [OnTheMarket.com](http://OnTheMarket.com)

 [rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

 [The Property Ombudsman](http://ThePropertyOmbudsman.co.uk)

 [naea](http://naea.org.uk)  PROTECTED