



32b While Road, Sutton Coldfield
Sutton Coldfield, B72 1ND

Offers in the Region Of £199,950

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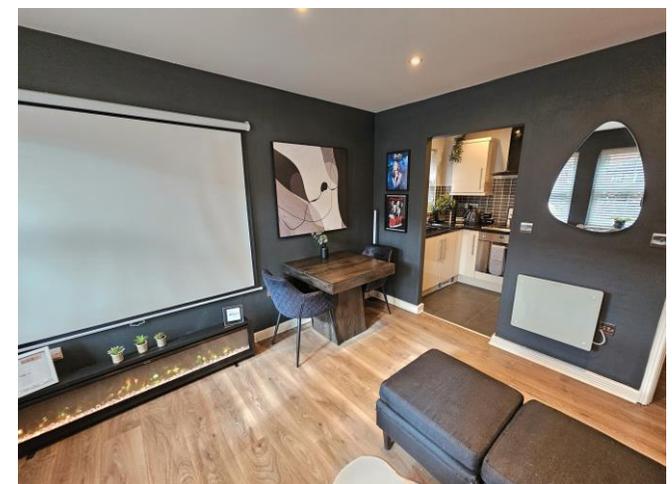
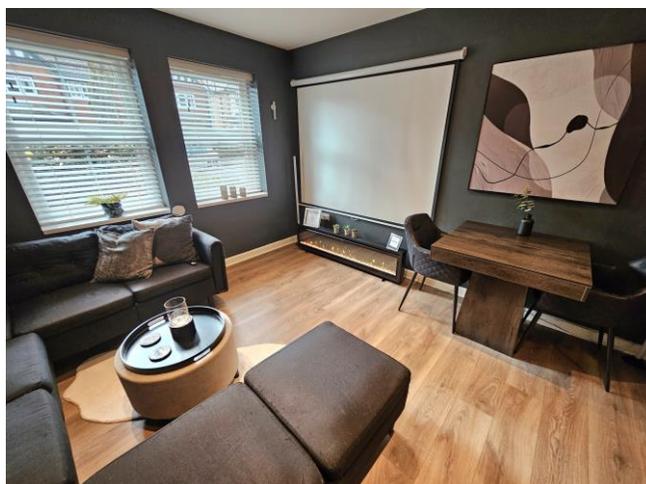


Paul Carr Sutton Coldfield Office are delighted to offer for sale this superbly proportioned and well-presented ground floor luxury two double bed executive maisonette/apartment which occupies a most convenient and sought after location within close proximity of many desirable amenities including sought after shops and transport links within Sutton Town centre.

Offering a generous lease, the accommodation includes an expansive living and dining area, a fitted kitchen with oven and hob, master bedroom and second double bedroom, both bedrooms having high-end quality appointments. Decorated to high standard throughout this apartment is an absolute must for viewing and would suit both buyers and investors alike.

To the outside elevations there are landscaped gardens and allocated parking. 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 only.

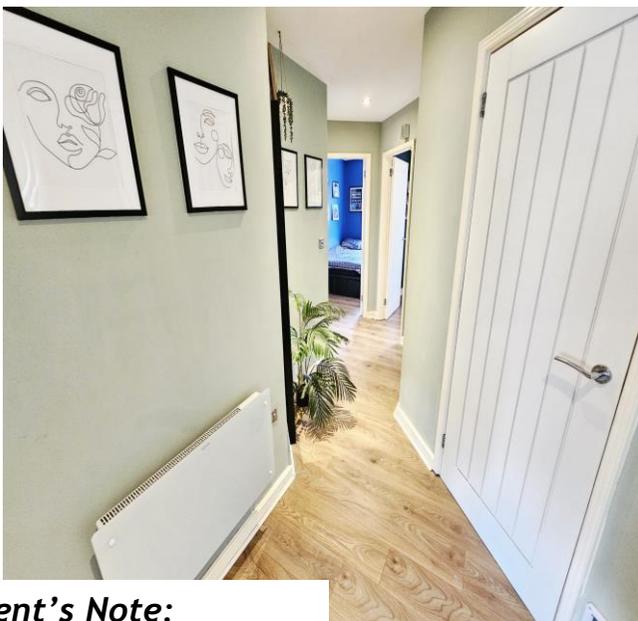
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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



AN ABSOLUTE MUST FOR VIEWING - IDEALLY LOCATED
OFF WHILE ROAD - WALKING DISTANCE TO TOWN CENTRE
- TWO DOUBLE BEDROOM MAISONETTE APARTMENT
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND
BEYOND
AN ABUNDANCE OF ENTERTAINMENT VENUES IMMEDIATELY
TO HAND
IMMACULATE CONTEMPORARY PRESENTATION
THROUGHOUT
STYLISH LOUNGE WITH DINING SPACE



Hallway
Living Room 3.60m (11'10") x 3.47m (11'5")
Bathroom
Bedroom 1 4.03m (13'3") x 2.77m (9'1")
Bedroom 2 3.31m (10'10") x 1.90m (6'3")

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 March 2026

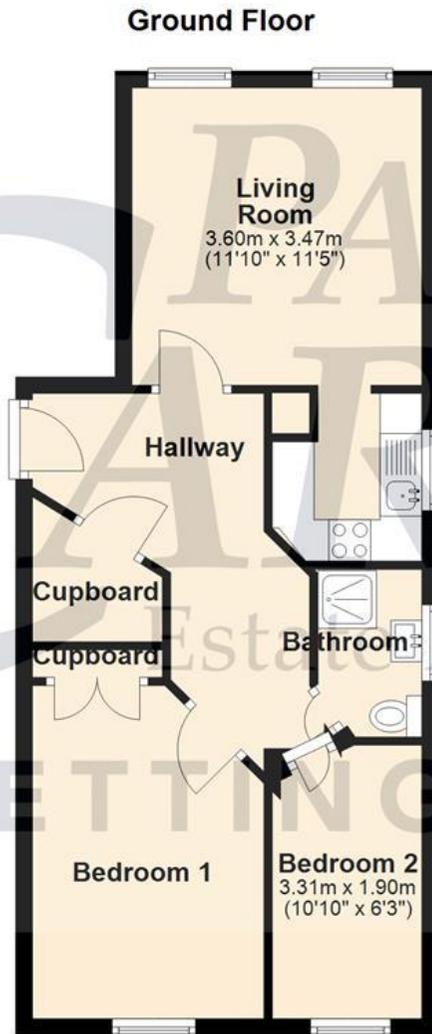
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Viewer's Note:

Services connected: Elec., water, drainage.
Council tax band: C
Tenure: Leasehold - 125 years from January 2015
Ground Rent: £380
Service Charge: £1200
Restrictions: N/A

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

