

# HUNTERS®

HERE TO GET *you* THERE

**10 Blythe Court Fawdry Close, Sutton Coldfield, B73 6DY**

**£163,000**

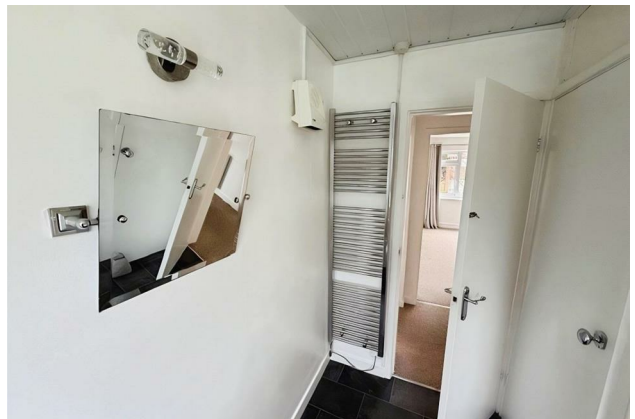
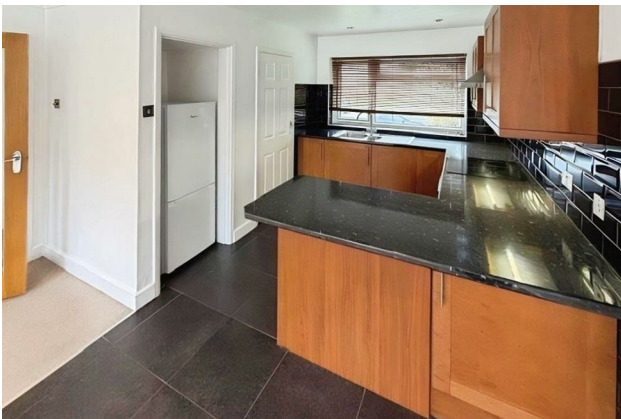
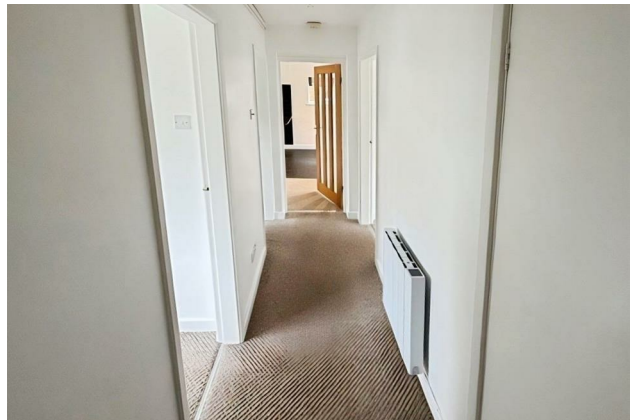
Property Images



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## Property Images

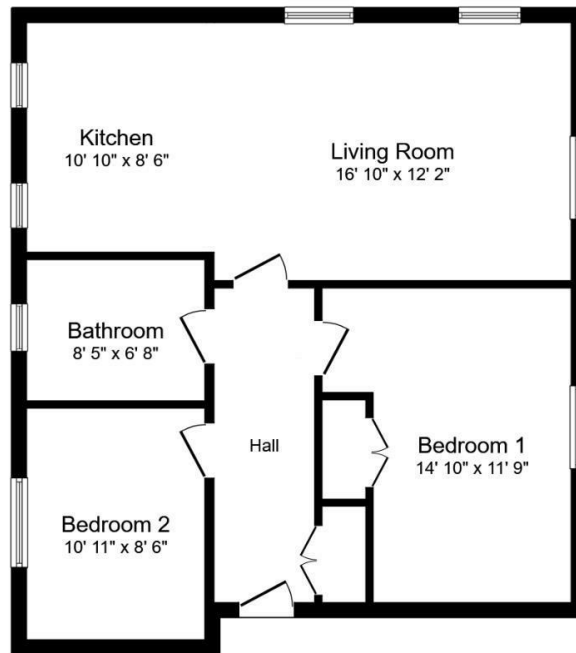


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## Property Images





**Floor Plan**  
Floor area 716 sq.ft.

Total floor area: 716 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	59		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Superbly located on Fawdry Close, close to Sutton Park, Sutton Coldfield railway station and town centre amenities, this spacious first floor flat has double glazing, electric Wi-Fi controlled heaters and is offered with no upward chain.

The property has a communal security entrance leading to first floor landing, reception hall with cloaks cupboards, 2 excellent bedrooms, bathroom with white suite, refitted kitchen with opening to attractive living room. Outside, communal gardens.

Leasehold: 126 years unexpired lease term

Service charge: approx £3500pa

Ground rent: TBA

\*A buyer should verify this information prior to proceeding\*

## Features

- Lovely first floor flat
- 2 excellent bedrooms
- Bathroom with shower
- Kitchen with oven and hob
- Superb living room
- Double glazing and electric heating
- No chain
- Extended lease
- Council Tax Band B