



Jerrard Drive,
Sutton Coldfield, B75 7TW

Offers in the Region Of £135,000

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Presenting to market this stylish and conveniently located second floor apartment briefly comprising: entrance hall, useful storage cupboard, majestic lounge diner, family bathroom, two bedrooms, a modern fitted kitchen, and a garage. The property is a stone's throw away from Sutton Coldfield Town Centre with all its amenities, travel links, shopping facilities, bars and restaurants. The property has been finished to an immaculate finish throughout, and its top floor positioning means no noisy neighbours above you so is peaceful and secure. The standout feature is the grandiose lounge that is flooded with natural light and makes for a cosy yet spacious leisure environment. The apartment benefits from an extended lease to put at ease any prospective purchasers. Enquire today for your chance to view!





Property Specification

TOP FLOOR APARTMENT
EXTENDED LEASE 137 YEARS
IMMACULATE CONDITION THROUGHOUT
STUNNING SPACIOUS LOUNGE
TWO BEDROOMS

Living Room 14' 8" x 11' 11" (4.47m x 3.63m)

Kitchen 10' 8" x 5' 8" (3.25m x 1.73m)

Bedroom One 11' 3" x 10' 8" (3.43m x 3.25m)

Bedroom Two 9' 1" x 7' 11" (2.77m x 2.41m)

Bathroom 5' 10" x 5' 8" (1.78m x 1.73m)

Storage Cupboard 9' 8" x 4' 6" (2.94m x 1.37m)

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: 15th January 2026

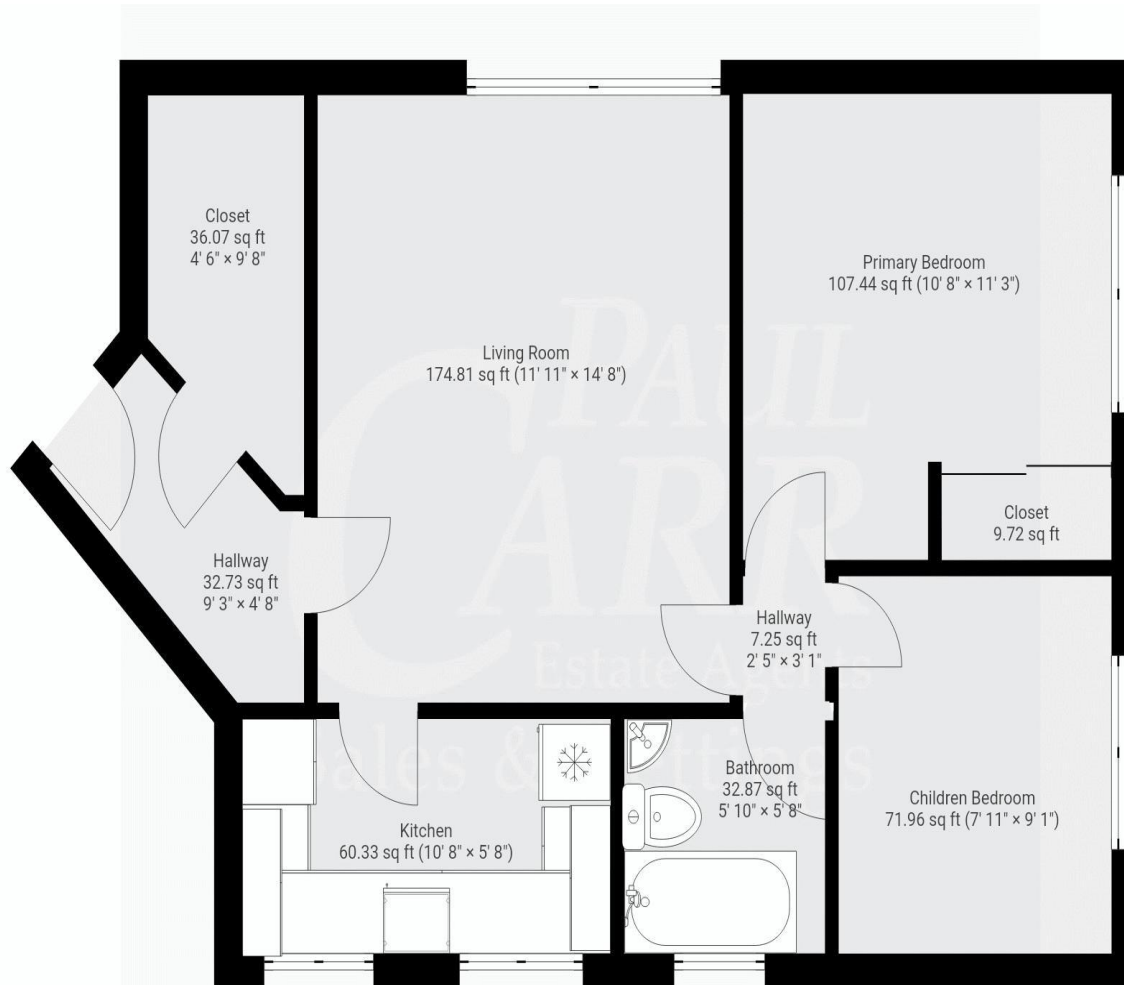
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Leasehold 137 years remaining, lease from
Ground Rent: £30
Service Charge: £2232
Restrictions:

Floor Plan

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



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

Map Location

