



## 30 Anchorage Road, Sutton Coldfield, B74 2PL

£180,000

Nestled in the heart of the ever-popular Sutton Coldfield, this charming one-bedroom ground floor period apartment offers an exceptional blend of character, convenience, and contemporary living, overlooking the well maintained mature garden which can be enjoyed all year round. Set within an attractive period property, the apartment boasts well-proportioned accommodation with an abundance of natural light throughout. The inviting living space is complemented by a well-appointed kitchen, a generously sized double bedroom, and a modern bathroom, all thoughtfully arranged to create a comfortable and practical home. Ideally positioned, the property is just a short walk from Sutton Coldfield town centre, where a wide array of shops, restaurants, and amenities can be enjoyed. Excellent transport links are also close at hand, with the nearby train station—perfect for commuters. This delightful apartment presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a property in a highly desirable and well-connected location. Early viewing is highly recommended to fully appreciate the charm and convenience on offer.

## Communal Entrance

Access via communal entrance with secure intercom system.



## Entrance Hallway

Door to front, two loft access points, radiator and ceiling light point.



## Lounge

12'07 x 15'11 (3.84m x 4.85m)

Open plan, three windows to rear, radiator and two ceiling light points.



## Kitchen

11'04 x 5'03 (3.45m x 1.60m)

Having a range of matching wall, base and drawer units, Quartz worktop and breakfast bar with under counter strip lights, integrated electric oven, microwave, integrated electric hob with extractor over, sink with drainer and mixer tap, integrated fridge freezer, dishwasher and washer/dryer, spot lights under cupboards and spot lights to ceiling.



## Bedroom

13'0 x 10'04 (3.96m x 3.15m)

Sash window to rear, ceiling light point, radiator and built in wardrobes.



## Shower Room

Shower cubicle, wash hand basin, low level wc, ceiling light point, heated towel rail and airing cupboard.



## Exterior

Communal Gardens and parking.



## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - E

Service Charge - Approx £245 per calendar month - this includes buildings insurance.

Lease Years - Approx 979 Years remaining with a 1/16 share of the freehold

## Vendor Comments

There is a friendly, peaceful, community feel as all owners and residents are welcomed into joining the WhatsApp group.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E	45		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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