



Willoughby Court, Springfield Road,
Sutton Coldfield, B76 2SH

Offers in the Region Of £150,000

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Paul Carr Estate Agents welcome to the market this wonderfully presented two bedroom flat located on the ground floor of the popular Willoughby Court. Situated close to local parks, schools, shops, and amenities. Approached via a paved pathway and entered through a key coded automatic door and entered into a large hallway. Once entered your home into the hallway you are presented with the good sized lounge accompanied by a separate dining room, Off the lounge you have a separate kitchen with an array of wall and base units, freestanding electric hob and oven, sink with side drainer, space for a fridge/freezer and washing machine . Heading through the inner hallway you are presented with two bright double bedroom The shower room consists of a corner shower cubicle, hand wash unit and WC. This home is brought to the market with no upward chain and also has a separate garage in the blocks car park.





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: 4th December 2025

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

NO UPWARD CHAIN
TWO DOUBLE BEDROOMS
LOW SERVICE CHARGE
EXTENDED LEASE
GROUND FLOOR

Hall

Storage Cupboard

Lounge 18' 6" x 13' 1" (5.63m x 3.98m)

Dining area 9' 3" x 8' 6" (2.82m x 2.59m)

Kitchen 9' 3" x 7' 4" (2.82m x 2.23m)

Inner Hall

Boiler Cupboard

Bedroom 1 16' 3" x 9' 9" (4.95m x 2.97m)

Bedroom 2 12' 6" x 7' 8" (3.81m x 2.34m)

Shower Room 5' 10" x 5' 5" (1.78m x 1.65m)

Viewer's Note:

Services connected:
Council tax band: B
Tenure: Leasehold 139 years remaining, lease from
Ground Rent: £0
Annual Service Charge: £1500.00

Floor Plan

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

Ground Floor



Energy Efficiency Rating

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

Map Location

