PAUL CARR Estate Agents Sales & Lettings

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Flat 7, 43 Plantation Drive, Sutton Coldfield, B75 7JQ

Offers in Excess of £240,000

Positioned on the second floor in one of the most private positions within the development, this beautifully presented two-bedroom apartment offers an unusually light, spacious and secluded feel, with no neighbouring apartment directly to either side or above. Occupying the projecting section of the building, the property enjoys a wonderful sense of separation from the rest of the development, while its private balcony overlooks mature trees and greenery, creating a surprisingly peaceful outlook for such a convenient location.

Set within the Royal Borough of Sutton Coldfield, the apartment is approached via well-maintained communal areas with secure intercom entry, with stairs rising to the second-floor landing and the private entrance.

Stepping inside, the immediate impression is one of space, light and exceptional storage. The welcoming reception hall provides access to a useful cupboard beside the front door, a separate utility/storage cupboard and an additional boot cupboard further along the hallway; a level of practicality rarely found in apartment living.
The principal living space is the impressive triple-aspect lounge and dining room, flooded with natural light from windows on several elevations. Generous proportions allow plenty of space for both relaxed seating and a full dining area, while doors open directly onto the private balcony, a lovely spot for morning coffee or an evening glass of wine overlooking the surrounding trees.

The adjoining modern fitted kitchen is well equipped with a range of contemporary units, work surfaces and integrated appliances, creating a practical and attractive space for day-to-day cooking.

Both bedrooms are genuine doubles. The principal bedroom benefits from fitted wardrobes together with its own modern en-suite shower room, while bedroom two is particularly impressive for its storage, incorporating a substantial walk-in wardrobe/dressing area. A stylish main bathroom serves the remainder of the accommodation.
There is also a good-sized loft space, providing yet another valuable storage option and helping keep the main living accommodation uncluttered.

Outside, the property is surrounded by attractive and well-kept communal grounds, with allocated resident parking and visitor bays, together with secure rear access to the apartment building.

With excellent local shops, amenities, transport links and access to the wider Midlands road network all within easy reach, this is a superb opportunity for buyers seeking the convenience of apartment living without sacrificing privacy, storage, light or space. A particularly impressive home in a standout position within the development, and one that really needs to be viewed internally to appreciate just how spacious and private it feels.

Tenure: We can confirm the property is Commonhold.
Service Charge: £1,300 per annum
Lease Length: 999 years from June 2018

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Lounge/Diner 16' 2" x 11' 3" (4.92m x 3.43m)

Balcony 9' 3" x 5' 10" (2.82m x 1.78m)

Kitchen 11' 6" x 9' 10" (3.50m x 2.99m)

Bedroom One 11' 1" x 10' 1" (3.38m x 3.07m)

En-suite 7' 4" x 5' 1" (2.23m x 1.55m)

Bedroom Two 10' 3" x 9' 10" (3.12m x 2.99m)

Bathroom 7' 5" x 6' 3" (2.26m x 1.90m)











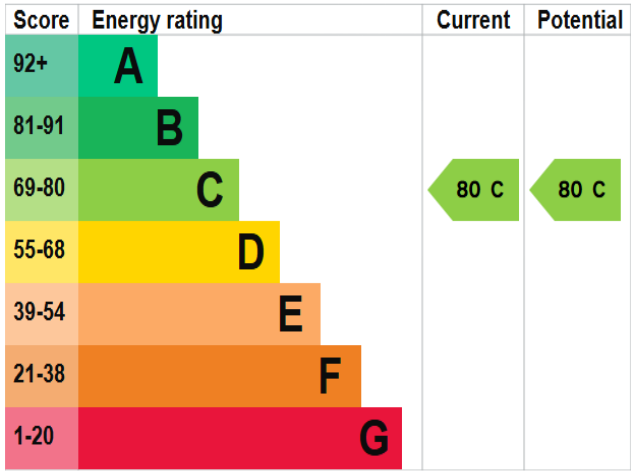


Floor Plan

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



Energy Performance Rating



Map Location













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: 19th October 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 £47.50 + VAT (£57 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.