

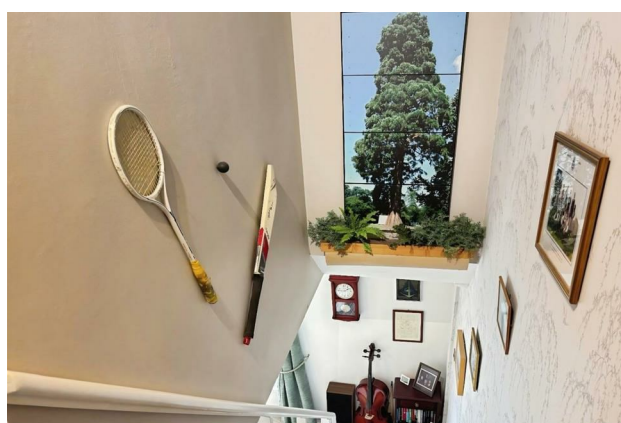
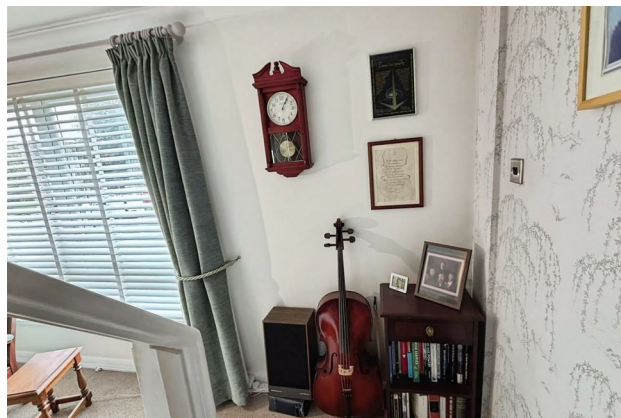
# HUNTERS®

HERE TO GET *you* THERE

36 Eldon Drive, Sutton Coldfield, B76 1LT

Asking Price £170,000

Property Images



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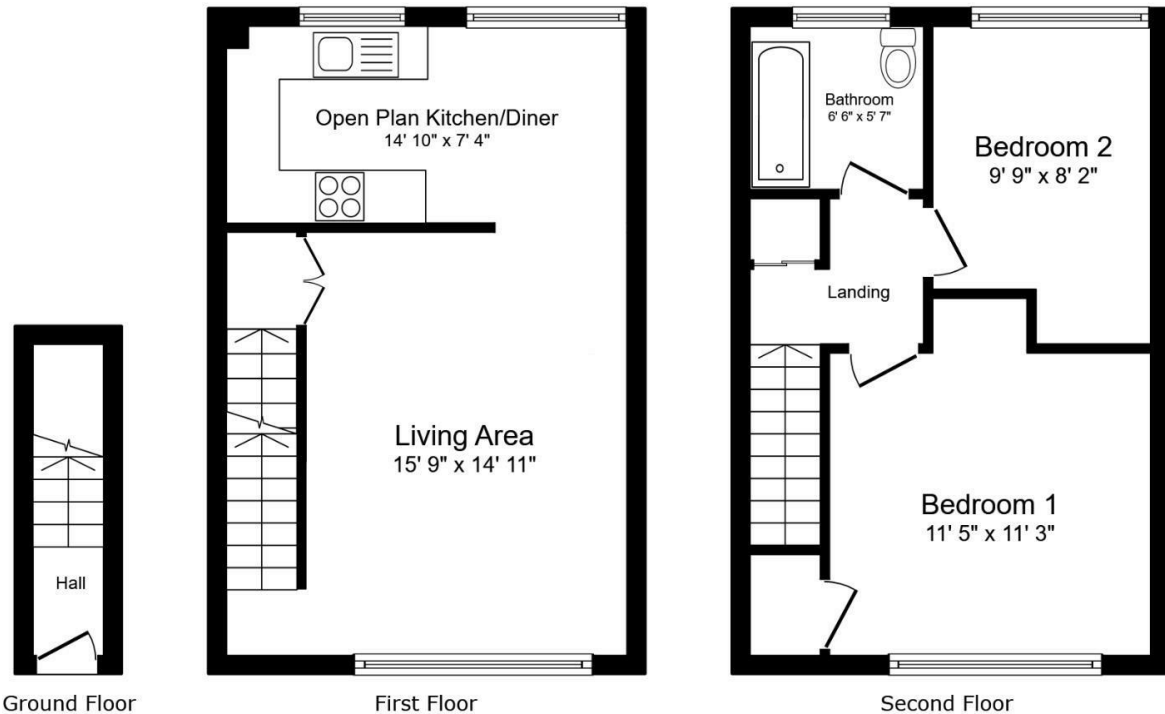
## Property Images



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## Floorplan



Total floor area: 727 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](http://www.Propertybox.io)

## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 77        |
| (55-68) <b>D</b>                                   | 58      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

## Map



## Details

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

## Summary

Enjoying a desirable south-facing position with delightful views over Walmley Cricket Club, this well presented two-bedroom duplex apartment benefits from an extended lease and occupies a sought-after residential location within easy walking distance of Walmley Village. A range of shops, everyday amenities, public transport links and highly regarded local schools are all close by, together with excellent access to Sutton Coldfield Town Centre, Birmingham City Centre and the motorway network.

Set within attractive, well maintained communal grounds with residents' parking and the added benefit of a garage in a separate block, the accommodation is arranged over two floors and offers well planned, spacious living throughout. With its own private entrance, a welcoming hallway leads to the first floor, where a generous living room provides an excellent space for both relaxing and entertaining. The adjoining kitchen/dining room is fitted with a comprehensive range of contemporary high gloss units, integrated appliances and ample space for dining, while enjoying attractive views across Walmley Cricket Club.

To the second floor are two well proportioned bedrooms, with the principal bedroom overlooking the front aspect and the second bedroom taking full advantage of the pleasant outlook over the cricket ground. Completing the accommodation is a stylishly reappointed bathroom, finished with a modern white suite and quality fittings.

Combining spacious duplex accommodation, an extended lease, a garage, a shared storage shed, attractive communal grounds and picturesque views in a highly convenient location, this superb apartment represents an excellent opportunity for first-time buyers, professionals and downsizers alike.

## Features

• EXTENDED LEASE - NO GROUND RENT • Wonderful Two Bed Duplex • Lovely Views Over Walmley Cricket Club • Convenient Location • Well Appointed Kitchen and Bathroom • Separate Garage • Very Well Maintained • EPC Rating D • Council Tax Band B