



**PAUL
CARR**
Estate Agents

Wyvern Court, 1A Wyvern Road,
Sutton Coldfield, B74 2GA

£260,000

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This is a home that effortlessly combines elegance, practicality, and exclusivity—perfect for those seeking a premium apartment in a distinguished setting, sold with NO UPWARD CHAIN

Set within an exclusive development, this impressive first-floor apartment offers stylish, contemporary living with no upward chain for a smooth purchase.

The property features two spacious double bedrooms with fitted wardrobes, including a luxurious bedroom one with ensuite. A large open-plan living, dining, and kitchen area creates an elegant space for both relaxing and entertaining.

As well as close to Sutton Coldfield, there is an excellent choice of schooling for both primary and secondary age groups for state, private and grammar school groups. The popular schools include: Bishop Vesey's Grammar School, Plantsbrook Secondary School, High Clare and Sutton Girls Grammar Schools.





Property Specification

Exclusive first floor apartment
NO UPWARD CHAIN
2 double bedrooms
Open Plan living room/kitchen
Modern bathroom

Hall

Living Room/Kitchen
7.11m (23'4") x 3.71m (12'2")

Bedroom 1
3.89m (12'9") x 3.02m (9'11")

En-suite

Bedroom 2
3.89m (12'9") x 2.82m (9'3")

Bathroom

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:

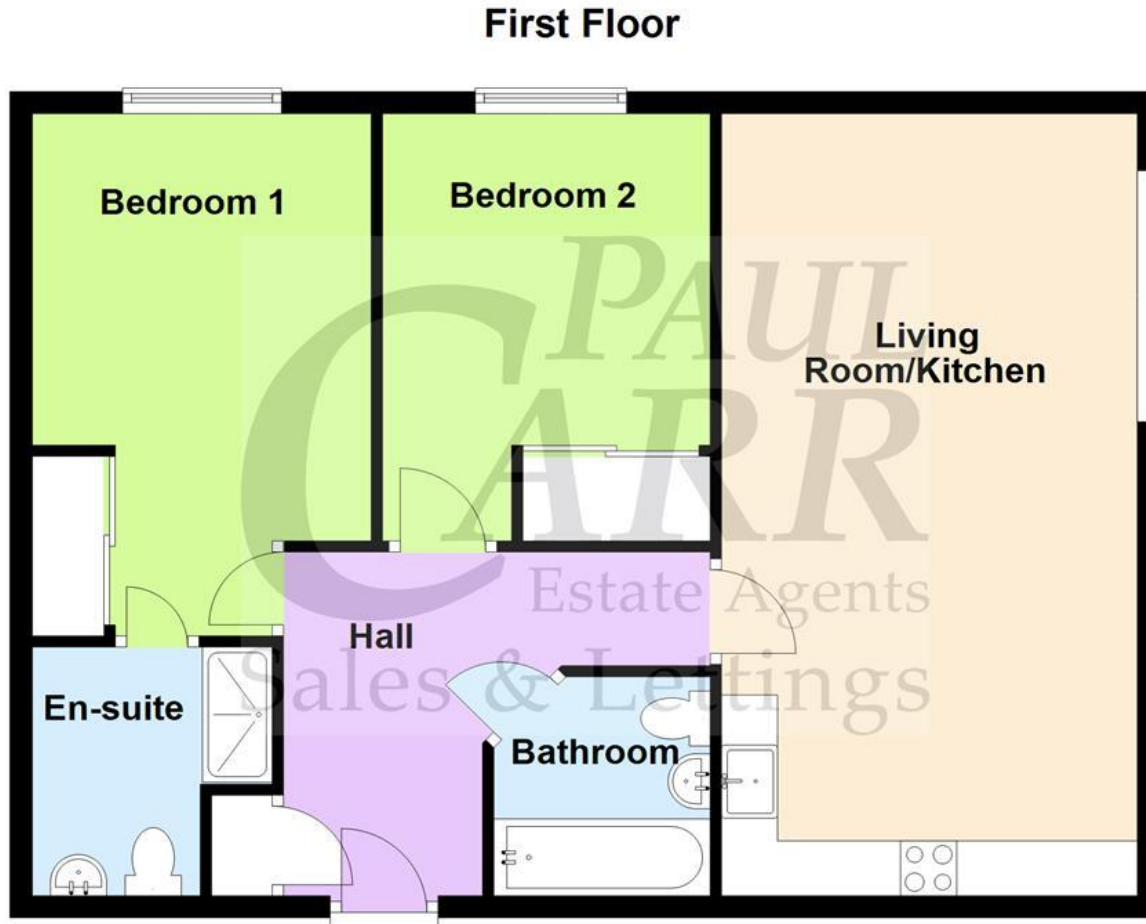
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

