



## Caversham Place, Sutton Coldfield

- ASKING PRICE OFFERS ONLY!
- Two bedrooms
- Refitted bathroom with shower over bath
- Double glazing
- No chain apartment
- Ready to move in
- Lovely refitted kitchen
- Electric heating
- Recently refurbished
- Total floor space approx 635 sq ft

**Fixed Asking Price £180,000**

**Tenure: Leasehold**



# Caversham Place, Sutton Coldfield

## DESCRIPTION

FANTASTIC OPPORTUNITY TO ACQUIRE A TWO BEDROOMED APARTMENT IN SUTTON COLDFIELD FOR JUST £180,000. ASKING PRICE OFFERS ONLY!

Situated in Sutton Coldfield's town centre, accessible for Sutton Coldfield railway station, shops and restaurants, this well presented two bedroomed apartment is offered with no upward chain and allocated parking.

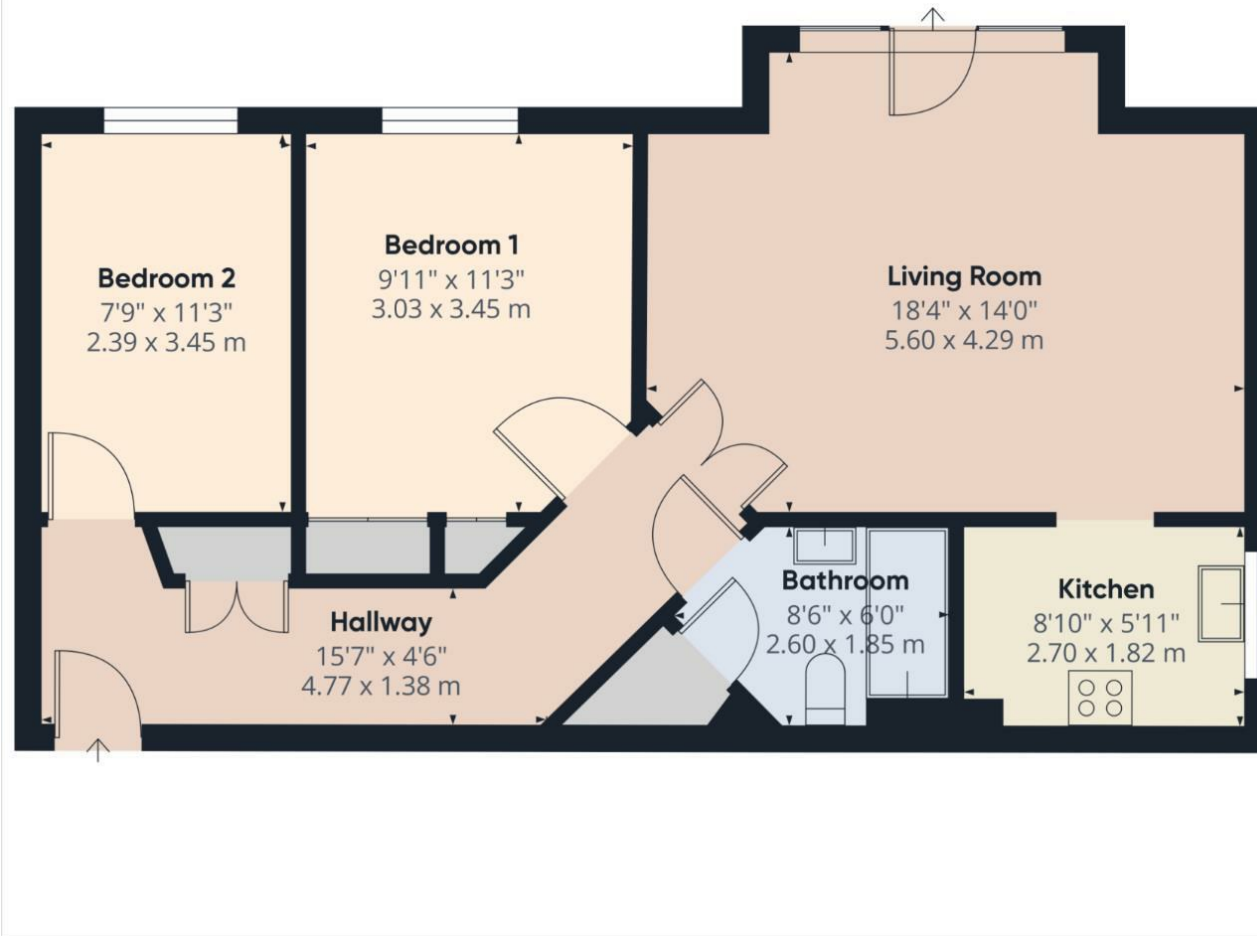
Having electric central heating and double glazing throughout, the property benefits from a refitted kitchen and bathroom, a generous lounge with French doors to Juliette balcony, a hallway with storage space and two bedrooms.

This property would suit first time buyers and down-sizers alike and simply must be viewed to be fully appreciated.

The agent understands that the property is leasehold with over 200 years remaining (TBC). Service charge and ground rent is currently running at £2801.50 per annum and is reviewed (to be confirmed). However, we would advise all interested parties to obtain verification through their solicitor or surveyor.




Council Tax: D



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

32a Beeches Walk, Sutton Coldfield, B73 6HN  
Tel: 0121 355 0555 Email: [sutton@hunters.com](mailto:sutton@hunters.com) <https://www.hunters.com>

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

