

# HUNTERS®

HERE TO GET *you* THERE

38b Colehill Street, Sutton Coldfield, B72 1SH

£209,950

Property Images





# HUNTERS<sup>®</sup>

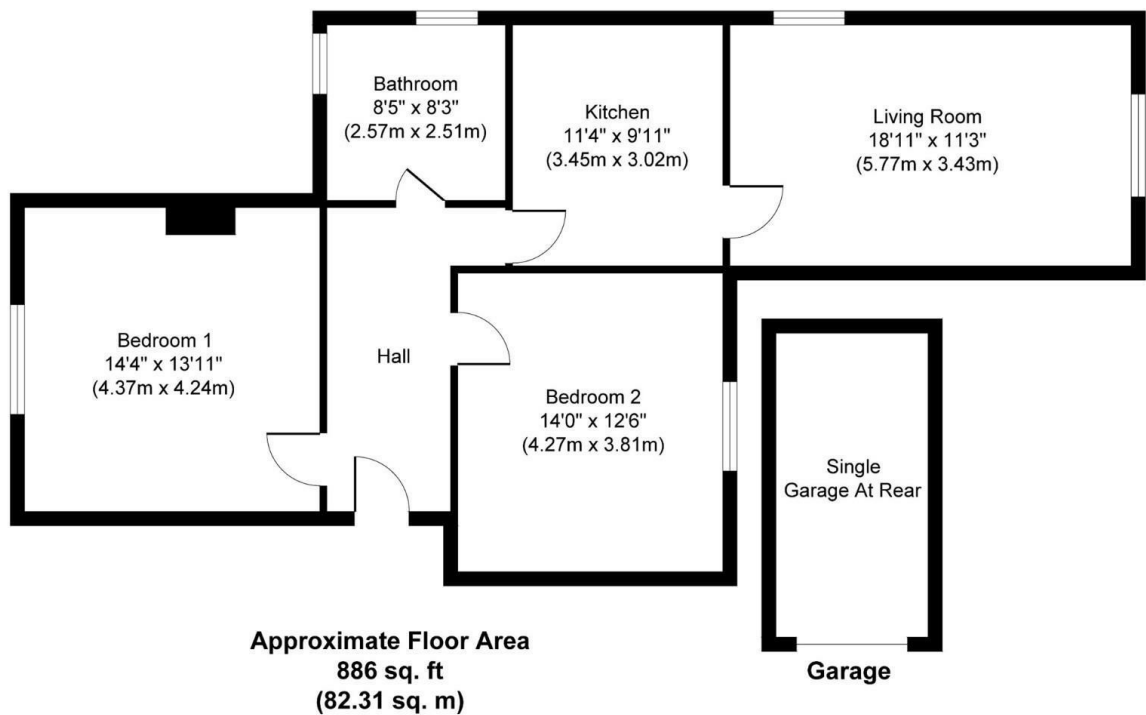
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## Property Images





Floorplan



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



## Summary

This extremely spacious, very well maintained first floor apartment is just one of 3 apartments situated in this excellent conversion, very accessible for Sutton Coldfield's shops, schools and public transport services. The gas centrally heated and double glazed accommodation has 963 years remaining on the lease as a share of freehold, alongside a very low service charge of approx £300pa, briefly comprising;

Security entrance with staircase to first floor, spacious reception hall, two double bedrooms, spacious bathroom with shower over bath, kitchen/breakfast room with oven, hob and Worcester gas combi boiler and beautiful living room with dual aspect. Outside, front and rear communal gardens with gated side entrance and rear vehicular access leading from Victoria Road to a drive and single garage which is the middle of Block of 3.

## Features

- Lovely first floor apartment • 2 double bedrooms • Share of freehold • Rear garage and parking • Spacious living room • Kitchen/breakfast room • Bathroom with shower • Council Tax Band A