

# HUNTERS®

HERE TO GET *you* THERE

121 Caversham Place, Sutton Coldfield, B73 6HW

Asking Price £269,000

Property Images



# HUNTERS®

HERE TO GET *you* THERE

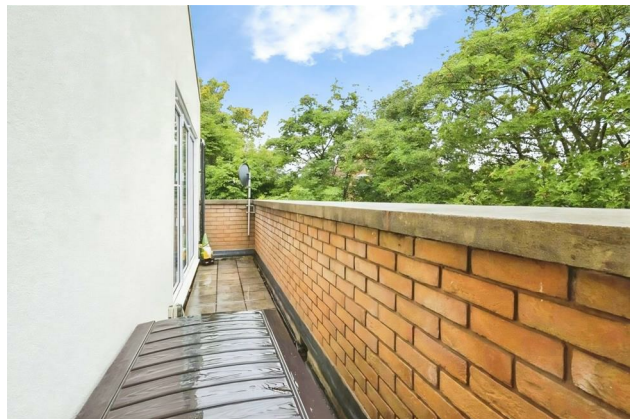
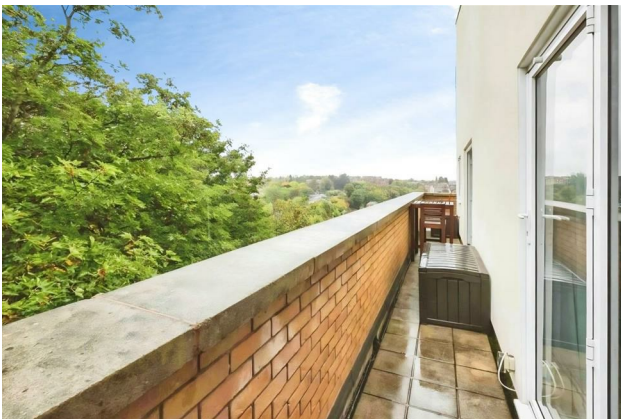
## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





Total floor area 92.5 sq.m. (996 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## EPC

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>			
(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		

## Map



## Details

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

## Summary

A well-presented two-bedroom penthouse apartment situated at Caversham Place, Sutton Coldfield, enjoying an elevated position with attractive views across Sutton Park.

The property offers well-proportioned accommodation throughout, including a spacious lounge with bi-fold doors opening onto a full-length balcony, providing plenty of natural light and outdoor space. The separate modern kitchen is fitted with a range of integrated appliances, while the principal bedroom benefits from a contemporary en-suite. A second bedroom and main bathroom complete the accommodation. Dual access to the balcony enhances the overall sense of light and space.

The apartment has been designed with energy efficiency in mind, featuring app-controlled infrared heating and hot water systems, along with recently upgraded high-performance windows and doors. Further benefits include two undercover parking spaces and lift access to the top floor.

Ideally located within walking distance of Sutton Coldfield town centre, the train station, and well-regarded local schools, the property is offered with no upward chain and is ready for immediate occupation.

We have been advised that there is an unexpired lease of 999 years from 2001 with a service charge of circa £5,000pa and a ground rent of £65pa. We advise anybody wishing to proceed to confirm these details with a solicitor.

## Features

- Wonderful Opportunity to Acquire this Two Bedroomed Apartment • NO CHAIN • Two Bathrooms • Immaculate Throughout • Balcony with Views Over Sutton Park • Long Lease • Energy Efficient Heating System Throughout • Sleek and Modern Feel