



Anchorage Road, , Sutton Coldfield, B74 2PJ

- BEAUTIFUL FIRST FLOOR APARTMENT
- SHOWER ROOM AND EN-SUITE WITH BATH
- KITCHEN/BREAKFAST ROOM
- CLOSE PROXIMITY TO SUTTON COLDFIELD RAILWAY STATION
- GARAGE -18'7 x 8'10
- LOUNGE/DINER WITH DUAL ASPECT VIEWS
- CONVENIENT LOCATION
- STUNNING REAR GARDEN
- LIFT ACCESS
- EPC RATING - C

Offers In The Region Of £265,000

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DESCRIPTION

Conveniently located, beautifully presented and deceptively spacious, this two bedroom first floor apartment is situated within close proximity of Sutton Coldfield town centre, Wyndley leisure centre, Sutton Coldfield Railway Station and the 2400 acre Sutton park.

The property which benefits from gas central heating and double glazing throughout briefly comprises; entrance communal hall with lift and stairs to first floor leading to the apartments front door. Inside is a welcoming hallway with large lounge/dining room with feature fireplace off, lovely kitchen/breakfast room, two double bedrooms with built in Hammonds wardrobes with a Juliette balcony and en-suite to master having a bath and a useful principle shower room, whilst outside are beautifully manicured communal gardens and a garage.

A viewing of this immaculately presented apartment is strongly recommended.

LEASE INFORMATION:

125 years unexpired from 2001.

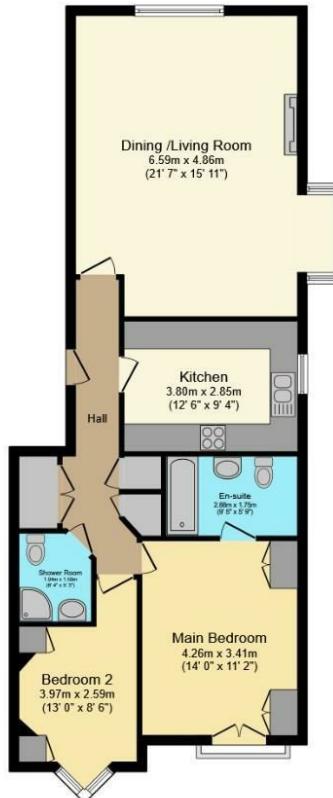
Service Charge: £1,350 paid half yearly.

Ground Rent: £0

PLEASE CONFIRM LEASE DETAILS WITH YOUR SOLICITOR.







Total floor area 87.9 m² (946 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).

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Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.