

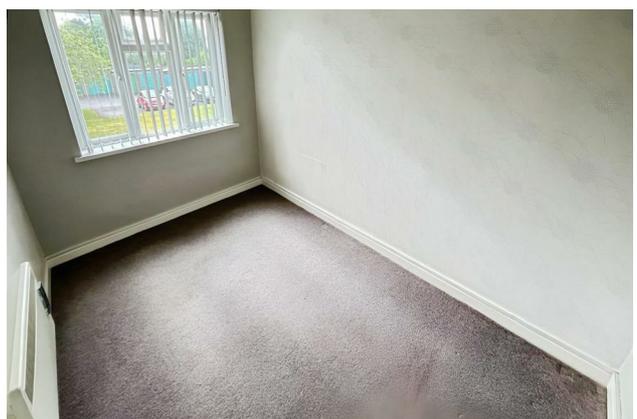
# HUNTERS®

HERE TO GET *you* THERE

**16 Kings Court, Hill Village Road, Sutton Coldfield, B75 5DP**

**Offers Over £165,000**

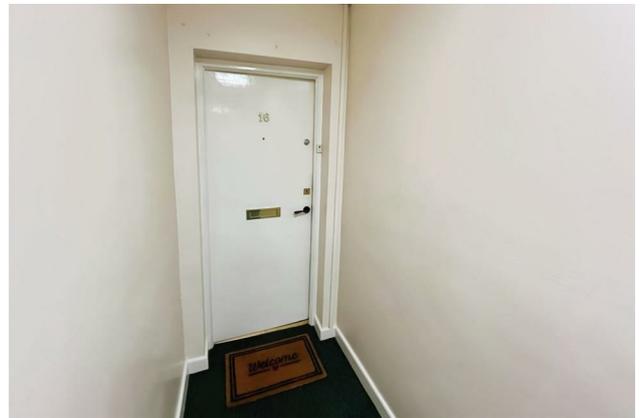
Property Images



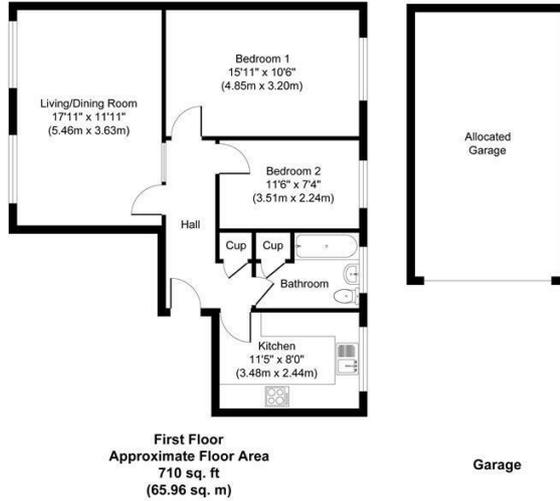
# HUNTERS®

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## Property Images



## Floorplan

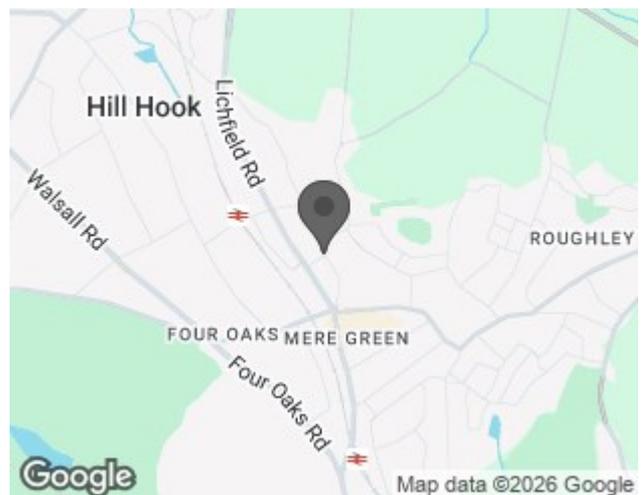


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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>			<b>77</b>
(55-68) <b>D</b>		<b>59</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



## Summary

Offered with no upward chain and superbly located within easy reach of Butlers Lane railway station, Mere Green, Arthur Terry School and local bus services, this very spacious, well maintained, electrically heated first floor apartment has the benefit of a long lease and competitive service charge. The double glazed accommodation was reroofed in 2024, has a garage in a separate block and briefly comprises;

Communal security entrance, reception hall with cloaks cupboard, 2 double bedrooms, refitted bathroom with shower and airing cupboard, large living room with lovely views, refitted Howdens kitchen with oven and hob, communal gardens with drying area and single garage to the far right of the rear block.

## Features

- Beautiful first floor apartment
- No upward chain
- Much sought after location
- 2 bedrooms
- Refitted kitchen with oven and hob
- Refitted bathroom
- Garage
- Council Tax Band B