

# HUNTERS®

HERE TO GET *you* THERE

**Flat 3 278 Birmingham Road, Sutton Coldfield, B72 1DP**

**£249,950**

**Property Images**

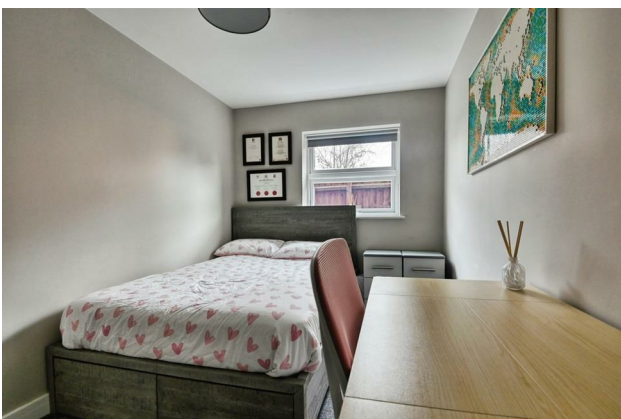




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## Property Images





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Total floor area 60.9 sq.m. (656 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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## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

Superbly built in 2021, enjoying the remainder of an NHBC guarantee and having a much lower than average service charge of £1500pa, this stunning and superbly well arranged ground floor apartment is very conveniently located for Sutton's amenities. The double glazed accommodation, which has electric heating and must be viewed to be fully appreciated, briefly comprises;

Communal security entrance hall, reception hall with useful cupboard, 2 double bedrooms, luxury ensuite, main bathroom and open plan beautifully fitted kitchen/dining/living room. Outside, allocated parking and lovely communal gardens with private lockable store.

Leasehold with 150 years unexpired from 2021.

## Features

- Truly stunning ground floor apartment • 2 bedrooms • Service charge £1500pa • Allocated parking • Luxury bathroom and ensuite • Remainder of NHBC guarantee • Outstanding open plan living room/kitchen • Council Tax Band D