

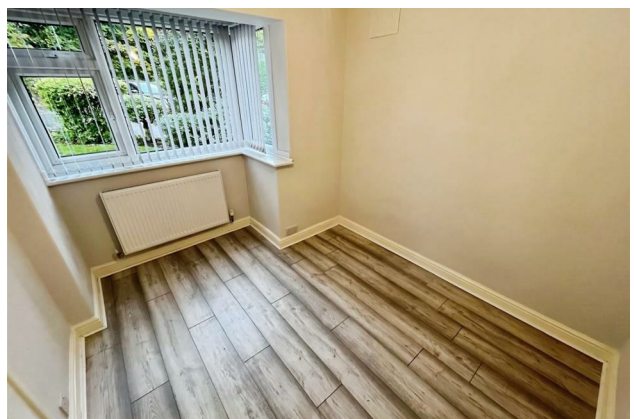
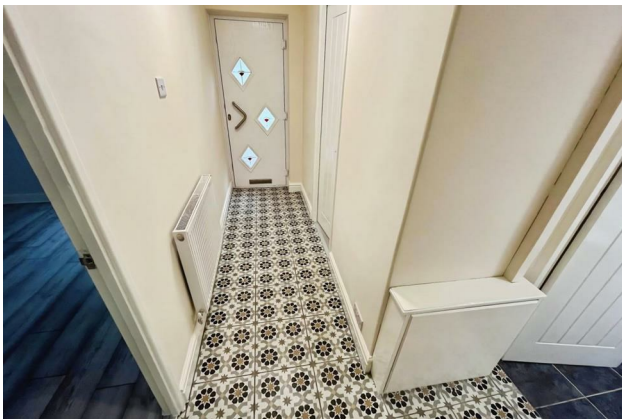
# HUNTERS®

HERE TO GET *you* THERE

**Flat 1 Lichfield Court Jerrard Drive, Sutton Coldfield, B75 7TW**

**£150,000**

**Property Images**

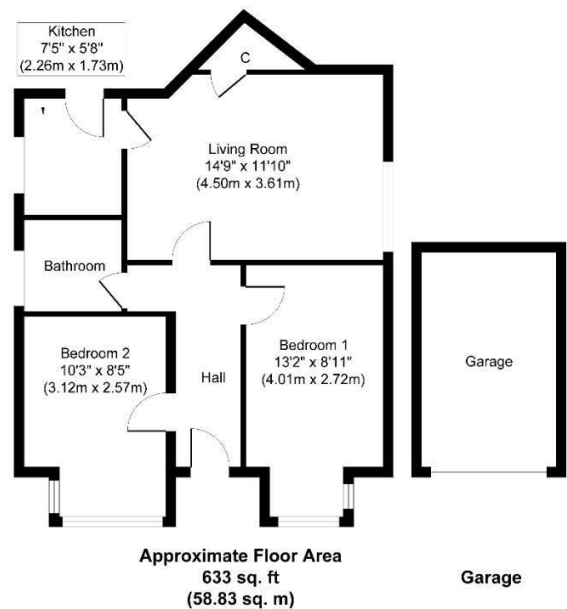




## Property Images



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



## Summary

This superbly renovated, refurbished, redecorated and modernised ground floor flat occupies a very convenient position, just off Rectory Road, close to Sutton's amenities, Good Hope Hospital and public transport services. The double glazed accommodation (with newly installed boiler and electric central heating), has its own front entrance door and really must be seen, briefly comprising;

Reception hall with newly fitted secure entrance door, 2 bedrooms, bathroom with shower, living room with store cupboard off, refitted kitchen with oven, hob and central heating boiler. Outside, communal gardens and garage in central block.

Garage available to rent from management company.

## Features

- Outstanding ground floor flat • Totally renovated • 2 bedrooms • Electric central heating • Refitted kitchen • Bathroom with white suite • No chain • Own front door • Extended lease • Council Tax Band B