



## Green gables, Sutton Coldfield, £169,550

- Second floor apartment
- 2 bedrooms
- No chain
- Recent UPVC double glazing
- Kitchen and living room
- Bathroom with shower
- Garage
- Much sought after location
- Gas central heating
- Council Tax Band B

**Tenure: Leasehold**

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# Green gables, Sutton Coldfield

## DESCRIPTION

Well located for Sutton's amenities and offered with no chain, this gas centrally heated and double glazed accommodation, set back from Lichfield Road, behind a private service road, is ideal for first time buyers and must be seen.

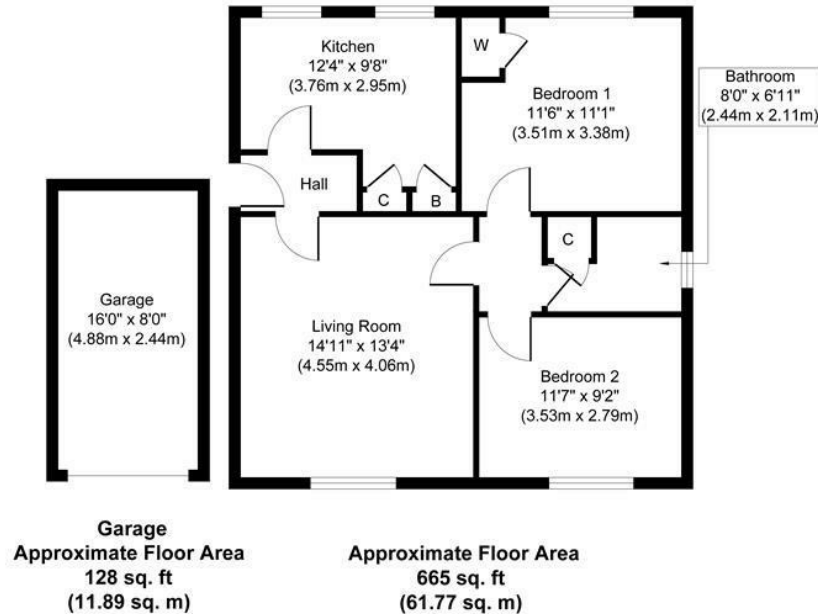
The property briefly comprises; security entrance with intercom and stairs to second floor landing with private store cupboard, hall, kitchen with pantry and boiler cupboard with Worcester combi boiler, living room with feature fireplace and door to inner hall, 2 bedrooms and bathroom with white suite and shower.

Outside, communal gardens and garage with up and over door (third from the left in the nearest block).

Leasehold - 173 years unexpired  
Service charge - £875 per half year  
A buyer should verify this information prior to proceeding.



Council Tax: B



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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.

### Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



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.

32a Beeches Walk, Sutton Coldfield, B73 6HN  
Tel: 0121 355 0555 Email:  
sutton@hunters.com <https://www.hunters.com>

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