



Brooks Road,
Sutton Coldfield, B72 1HT

Offers in the Region Of £255,000

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This well proportioned superbly located ground floor flat with a long lease occupies an enviable and much coveted position within close proximity of many desirable amenities including shops and transport links.

Offering no onward chain the accommodation is accessed via a secure intercom entry system and includes a generous living room, with doors to a front terrace, fitted kitchen and enlarged bathroom along with two double bedrooms. Outside there is a utility cupboard and communal gardens with a garage in a secure gated block with communal cold water tap.





Property Specification

SUPERBLY LOCATED WELL PROPORTIONED GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
GENEROUS LOUNGE DINING ROOM
GOOD SIZE SHOWER ROOM
FITTED KITCHEN

Hall

Store

Shower Room

Bedroom 1 4.23m (13'11") x 3.53m (11'7")

Kitchen 2.57m (8'5") x 2.50m (8'2")

Lounge/Dining Room 6.20m (20'4") x 5.41m (17'9")
max

Bedroom 2 4.21m (13'10") x 3.02m (9'11")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 3rd April 2024

Viewer's Note:

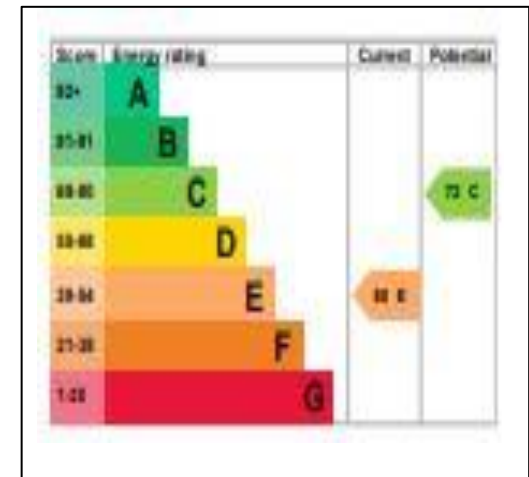
Services connected: Electric, Water and Drainage
Council tax band: D
Tenure: 950 years remaining
Ground Rent and Service Charge: £2000

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location

