



Biddulph Court, Braemar Road,  
Sutton Coldfield, B73 6LT

**£125,000**



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This superbly located one double bed first floor flat occupies an enviable and convenient location set within close proximity of many sought after amenities including superior transport links and desirable shops and parks.

Offered with an extended lease upon completion and garage en-block the accommodation includes a bedroom with built in wardrobes, living room with balcony off, kitchen and shower room. An early viewing must be undertaken in order to avoid disappointment.







## Property Specification

FIRST FLOOR FLAT  
ONE DOUBLE BEDROOM WITH BUILT IN WARDROBES  
LIVING ROOM WITH BALCONY OFF  
FITTED KITCHEN  
SHOWER ROOM WITH WHITE SUITE

### Hall

Kitchen 2.57m (8'5") x 1.80m (5'11")

Living Room 3.57m (11'9") x 3.32m (10'11")

Balcony 3.32m (10'11") x 0.74m (2'5")

Bedroom 3.02m (9'11") x 2.42m (7'11")

### Shower Room

### Agent's Note:

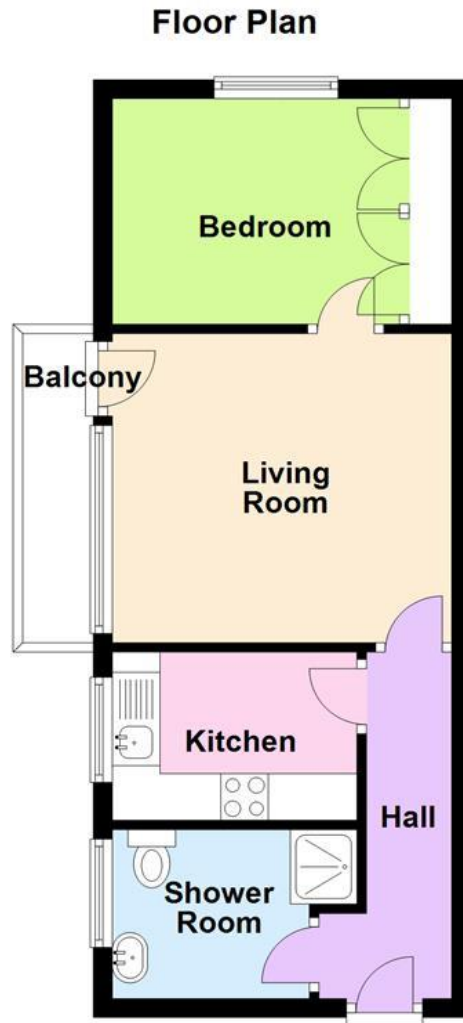
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Came on the market: 20th May 2024

### Viewer's Note:

Services connected: Electric, Water and Drainage  
Council tax band: A  
Tenure: Leasehold 99 years remaining  
Ground Rent: £10  
Service Charge: £1500  
Restrictions: The lease restricts the letting of the property

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

