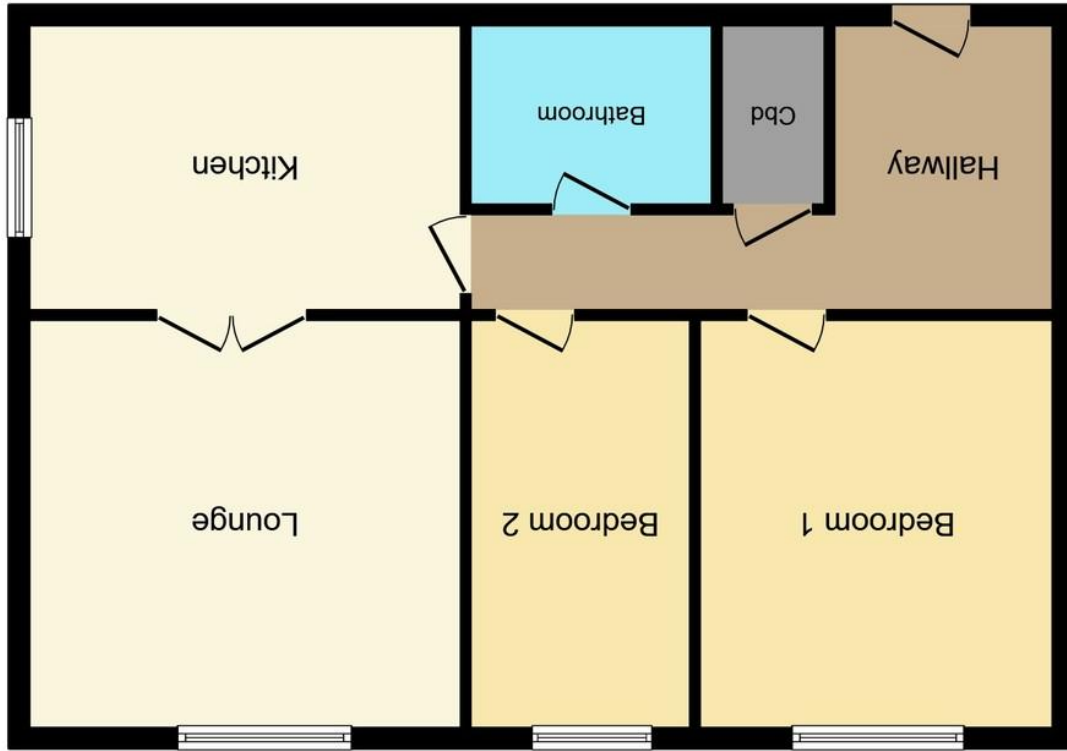
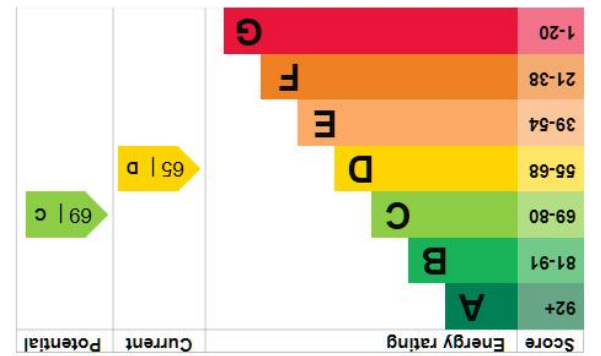


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 71.0 sq.m. (764 sq.ft.) approx
 This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



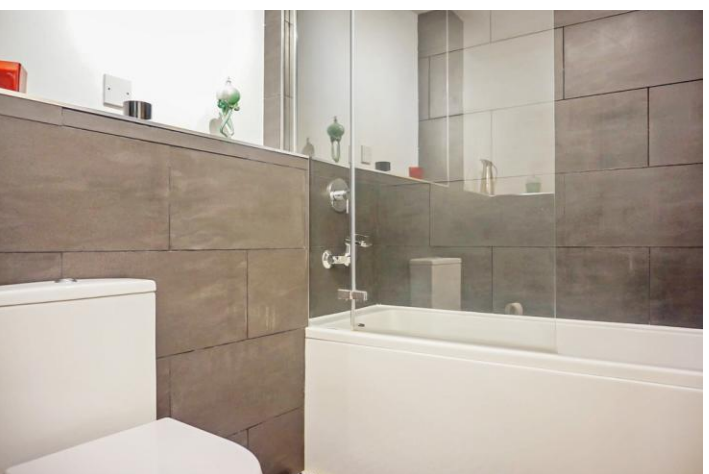
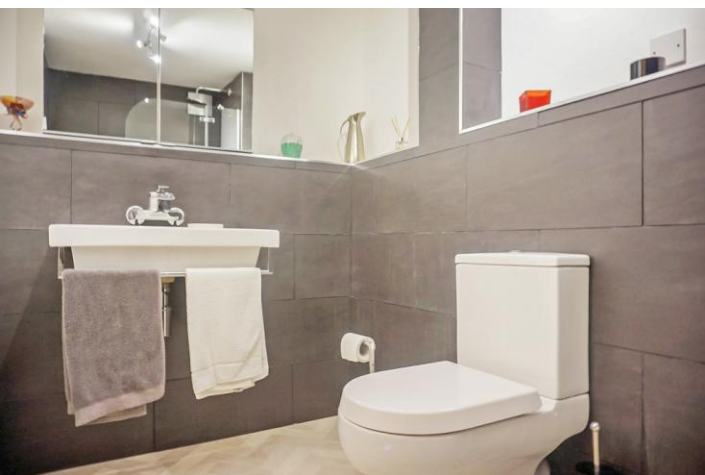
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- Highly Sought After Location
- Garage In Separate Block
- Spacious Lounge
- Refitted Kitchen Diner
- Refitted Bathroom
- 2 Double Bedrooms

Flat Belmont Court, Duke Street,
 Sutton Coldfield, B72 1RJ

£181,500



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Green and Company are delighted to offer to the market this superbly presented 2nd floor luxury apartment situated in the centre of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre, all of which are on the doorstep. Internally there is a large hallway with a great sized lounge and refitted contemporary kitchen, 2 great sized bedrooms and a luxury family bathroom. The apartment has an extended lease and the added advantage of having a garage to the rear.

Apartments of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

Secure intercom entry system with a door to the well maintained communal areas and a staircase to the second floor.

HALLWAY A large hallway with radiator, useful storage cupboard and a door to:

REFITTED KITCHEN 12' x 8' 6" (3.66m x 2.59m) Refitted to include a stylish and comprehensive range of matching high gloss wall and base mounted units with complementing work surfaces over and tiled splashbacks, built in oven and gas hob with extractor fan over, further space and plumbing for white goods, sink and drainer unit, ample space for a dining table and chairs for casual dining, a window to the side and double doors to the lounge.

LOUNGE 10' 10" x 13' 11" (3.3m x 4.24m) A superb sized formal lounge with a window to the rear and radiator.

BEDROOM ONE 13' 1" x 10' (3.99m x 3.05m) A large double bedroom with a window to the rear and radiator.

BEDROOM TWO 6' 3" x 13' 1" (1.91m x 3.99m) Having a window to the rear and radiator.

LUXURY FAMILY BATHROOM To include a contemporary white suite with a panelled bath with slate tiling and shower screen, suspended wash hand basin with waterfall tap, further slate ½ tiled walls, low level WC and heated towel rail.

OUTSIDE To the rear there is a garage.

GARAGE 16' x 7' 10" (4.88m x 2.39m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 140 years remaining. Service Charge is currently running at £100 per month. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.