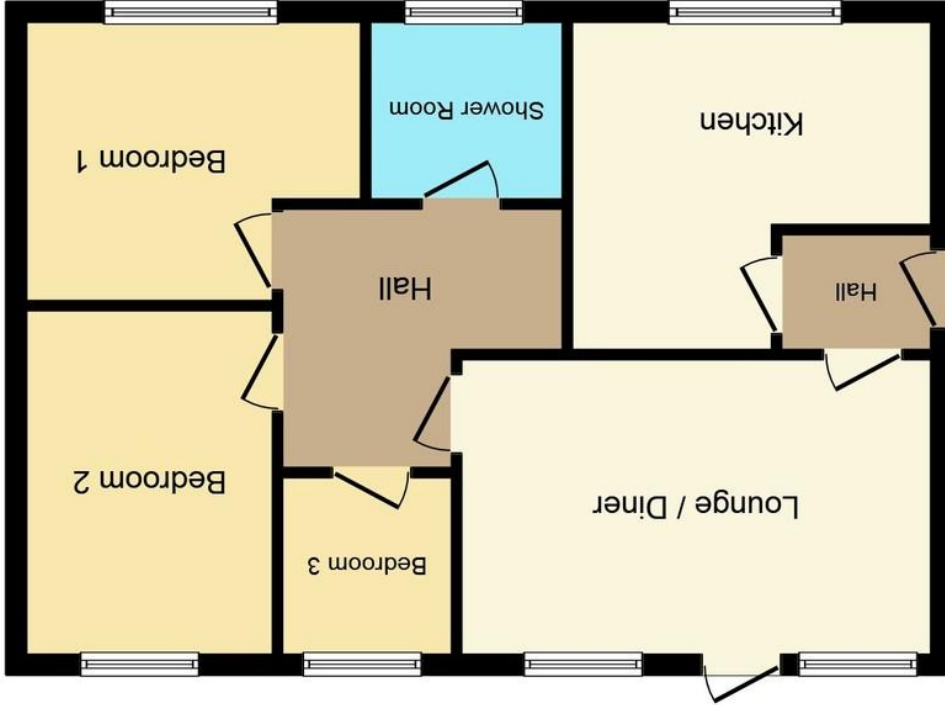
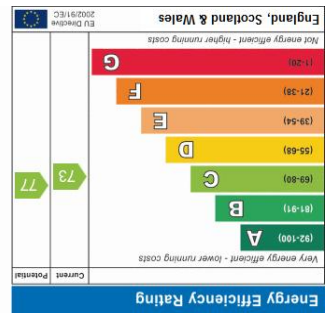
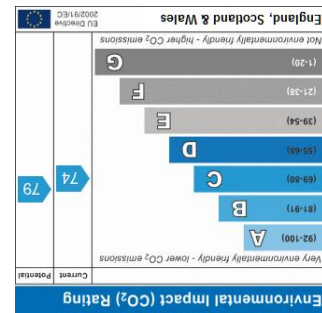


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

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 Conveyer.



Sutton Coldfield | 0121 355 8828



- Highly Sought After Location
- Garage In Separate Block
- Spacious Lounge Diner
- Refitted Kitchen
- 3 Good Sized Bedrooms
- Refitted Shower Room

Eaton Court, Mulroy Road, Sutton Coldfield, B74 2PZ

Offers In Region Of
 £235,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Green and Company are delighted to offer to the market this superbly presented 3 bedroom ground floor apartment situated within an exclusive address within 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 and the beautiful Sutton Park which is on the door step. Approached via a well maintained communal area the apartment is entered via a hallway with access to a lovely sized lounge and dining room with views and access to the communal gardens, a refitted kitchen, a further inner lobby gives access to the 3 good sized bedrooms and refitted shower room. Being sold with an extended lease and Garage, apartments such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the apartment comprises:

ENTRANCE HALLWAY Having a useful storage cupboard and doors to:

LOUNGE & DINING ROOM 11' 6" x 18' 2" (3.51m x 5.54m) A great sized formal lounge with a full height picture window allowing natural light and having views and a door giving access to the manicured grounds, a further window, coving, radiator and a door to the inner hallway.

REFITTED KITCHEN 12' 10" max 9' min x 11' 6" (3.91m max 2.74m min x 3.51m) Refitted to include a comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated oven and gas hob with extractor fan over, space for a dishwasher, space for dish washer and fridge freezer, sink and drainer unit, a window to the rear and radiator.

From the inner lobby with further storage cupboards there is access to:-

BEDROOM ONE 11' 8" x 14' (3.56m x 4.27m) A large master bedroom with a range of full width fitted wardrobes with shelving

and hanging space a window to the rear and radiator.

BEDROOM TWO 11' 7" x 12' (3.53m x 3.66m) A further double bedroom with fitted wardrobes, a window to the side and radiator.

BEDROOM THREE 8' 3" x 8' 3" (2.51m x 2.51m) Having a window to the side and radiator.

REFITTED SHOWER ROOM To include a matching suite with double width walk in shower with full height glass screen, low level WC, suspended wash hand basin, radiator and window.

GARAGE In a separate block (garage number 2) (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 935 years remaining. Service Charge is currently running at £100 per month and no Ground Rent. 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.

