CHAMBERS
ESTATE & LETTING AGENTS









87 Elm Road, Sutton Coldfield, B76 2PQ

£185,000

This well presented first floor apartment must be seen!! Situated in a lovely location having communal gardens and access to the park. The property has a secure communal hallway with telecom access, lounge / diner, kitchen, two bedrooms, shower room & an allocated parking space. Please call us now to view!

Approach
Via secure entrance and leading into communal hallway



Hallway
Door to front, radiator and two ceiling light points.

Lounge
12'05 max/9'10 min x 17'10 (3.78m max/3.00m min x 5.44m)
Double glazed window to rear, radiator, store cupboard and two ceiling light points.





Kitchen
9'03 x 7'06 (2.82m x 2.29m)
Double glazed window to front, having a range of matching wall, base and drawer units, integrated electric oven, electric hob, washing machine and dishwasher, stainless steel sink with drainer and mixer tap and two ceiling light points.



Bedroom One
10' to built in wardrobes x 12'03 (3.05m to built in wardrobes x 3.73m)
Double glazed window to front, radiator, built in wardrobes concealing wall mounted boiler and ceiling light point.

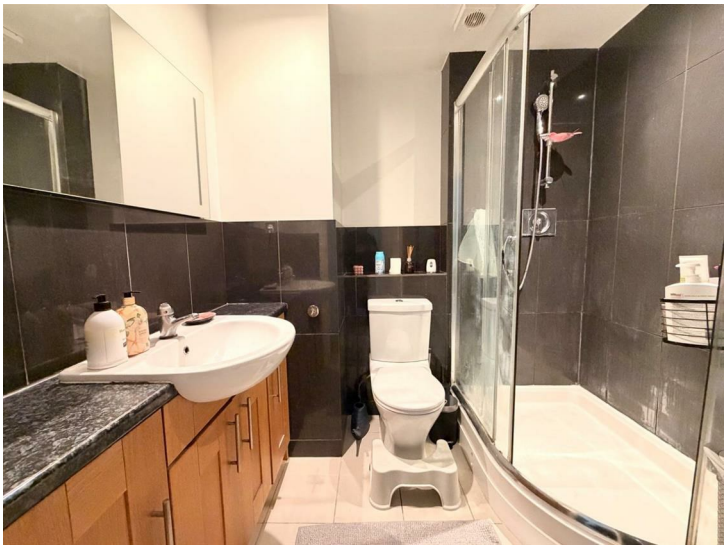


Bedroom Two
8'07 x 8'04 (2.62m x 2.54m)
Double glazed window to rear, radiator and ceiling light point.



Shower Room

Shower cubicle, low level w/c, wash hand basin with storage below, heated towel rail and spotlights to ceiling.



Allocated Parking Space

Additional Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

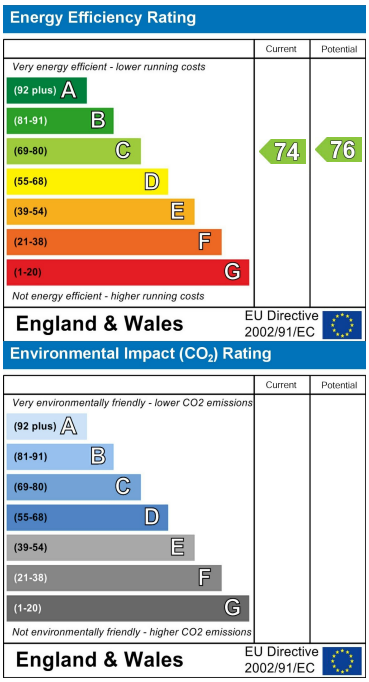
Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: C

Remaining Lease Years: Approx 172 Years
Service Charge: Approx £175.00 per month
Ground Rent: £110 per annum





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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