PAUL CARR Estate Agents Sales & Lettings

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81 Lichfield Road, Sutton Coldfield, B74 2RP

Offers in Excess of £175,000

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Are you looking for a stylish and contemporary apartment close to Four Oaks and Sutton Coldfield with shopping complex with bars, cafe's, gyms, and shops, walking distance to Royal Sutton Park, and within close proximity of local train stations, then look no further! This ground floor apartment features an open plan living kitchen, seamlessly connecting spaces for a modern feel. A charming conservatory, serving as a potential dining room, extends from the main area. The bedroom, located at the front, boasts a spacious bay window and an attached dressing area. The accommodation is rounded off with a well-appointed bathroom. Located off Lichfield Road, near the junction of Tamworth Road and Anchorage Road, the apartment is within easy reach of local amenities including Sutton Coldfield shopping centre, the Mulberry Walk development at Mere Green and the walks and scenery of Royal Sutton Park.













Property Specification

GROUND FLOOR apartment with GARDEN
OPEN PLAN LIVING/KITCHEN AREA
CONSERVATORY
SPACIOUS BEDROOM WITH DRESSING AREA
CLOSE TO LOCAL TRAIN STATION

Hall

Living Room/Kitchen 6.58m (21'7") x 4.32m (14'2")

Conservatory

Bedroom 1 4.11m (13'6") x 2.90m (9'6")

Bathroom

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: 16th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

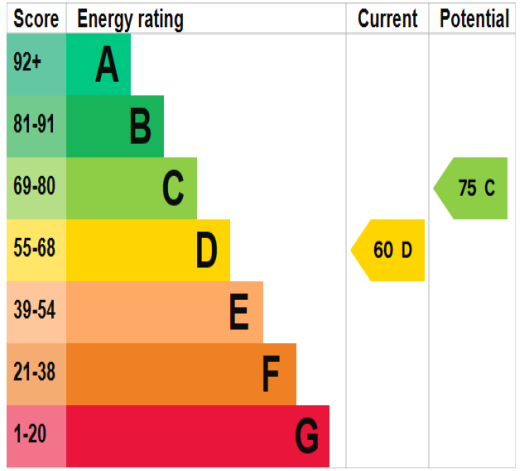
Services connected: Yes
Council tax band: C
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £2000
Restrictions: Pets

Floor Plan

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



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman