



£210,000 Offers In Excess Of

Horsley Road, Sutton Coldfield

Apartment | 2 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- NO UPWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE
- HIGHLY DESIRABLE LOCATION
- 972 YEARS REMAINING ON LEASE
- BEAUTIFULLY MAINTAINED COMMON AREAS
- ALLOCATED PARKING
- SPACIOUS LOUNGE WITH BALCONY ACCESS
- LOCAL AMENITIES & TRANSPORT LINKS
- FITTED KITCHEN WITH APPLIANCES

## Property Description

STUNNING TWO-BEDROOM APARTMENT IN SOUGHT-AFTER SUTTON COLDFIELD

A beautifully presented two-bedroom apartment located in the highly desirable area of Sutton Coldfield (B74). This property benefits from no upward chain, offering an ideal opportunity for both first-time buyers and investors. The apartment boasts spacious living areas, two bathrooms, and charming communal areas.

## Main Particulars

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**Additional Information** - LEASEHOLD: 972 Years Remaining  
GROUND RENT: Peppercorn (i.e., no ground rent is payable)  
SERVICE CHARGE: £144 PCM

### Room Details -

**Living Room** - 4.28m x 4.48 (14'0" x 14'8") - A bright, spacious living room with double doors leading out to a charming Juliet balcony, allowing for ample natural light. Ideal for relaxing or entertaining guests. Neutral décor with modern light fixtures adds to the airy feel of this space.

**Kitchen** - 2.35m x 2.91 (7'8" x 9'6") - A fully fitted modern kitchen with integrated appliances, ample cabinet storage, and stylish white finishes. The window above the sink brings in plenty of light, making the kitchen a delightful space to prepare meals.

**Master Bedroom** - 3.08m x 5.96 (10'1" x 19'6") - This spacious master bedroom comes with built-in wardrobes and an en-suite bathroom, offering privacy and convenience. The room features large windows that provide a calming view and plenty of natural light.

**Bedroom 2** - 2.84m x 2.86 (9'3" x 9'4") - A well-sized second bedroom that can serve as a guest room, home office, or children's room. Neutral décor and a bright window create a versatile space.

**Family Bathroom** - 1.56m x 1.86 (5'1" x 6'1") - A clean, modern family bathroom with a walk-in shower, WC, and basin. Stylish tiles and bright lighting create a refreshing atmosphere.

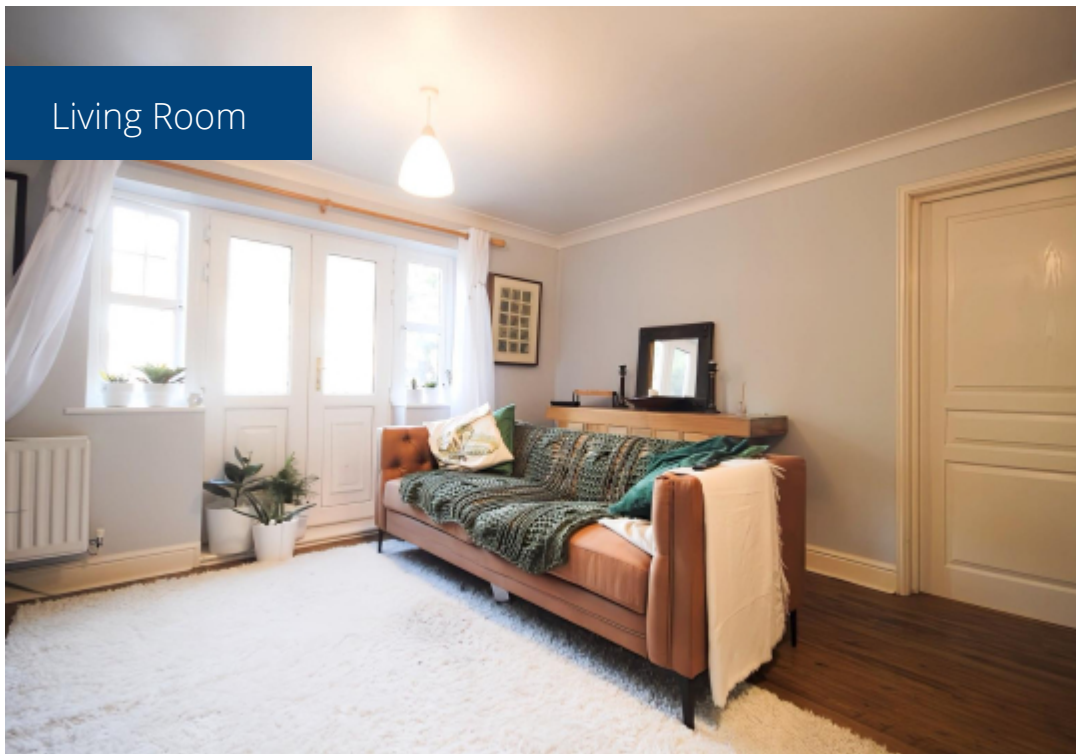
**En-Suite To Master Bedroom** - 1.65m x 1.87 (5'4" x 6'1") - This en-suite is equipped with a overhead shower, WC, and sink. A bright, modern space that complements the master bedroom perfectly.

Don't miss the opportunity to own this beautiful two-bedroom apartment in the heart of Sutton Coldfield. With no upward chain and a long lease, this property is ideal for those looking for a hassle-free move.

Contact us today to arrange a viewing and see for yourself what this apartment has to offer.



Living Room



Kitchen



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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD



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