

16 ROYAL COURT APARTMENTS 66 LICHFIELD  
ROAD  
SUTTON COLDFIELD  
B74 2NA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A beautifully presented contemporary apartment located in the centre of Sutton Coldfield comprising of Gated entrance, communal entrance, reception hallway, open plan kitchen/lounge/dining area, two double bedrooms, one with dressing area, en-suite shower room, bathroom. Outside: communal gardens, two allocated parking spots.

Total approximate floor area 1,797 square feet (167 square metres).

EPC rating B.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

Sutton Coldfield town centre is within walking distance with its comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

There is an excellent choice of schools in Sutton Coldfield including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

### Distances

Birmingham 7.4 miles

Lichfield 9.7 miles

M42 (J9) 7.3 miles

M6 Toll (T3) 3.7 miles

M6 (J6) 5.6 miles

Birmingham International/NEC 14.9 miles  
(Distances approximate)

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### Description of Property

The apartment is located in a sought-after location within walking distance of Sutton Coldfield town centre.

The accommodation includes hallway, spacious open plan kitchen/lounge area with ample space for dining area and a beautiful bay window overlooking the greenery beyond. The modern kitchen features high-quality built-in appliances including double oven/grill, induction hob with extractor hob, and dishwasher. The apartment further features two double bedrooms, one with modern en-suite shower room and dressing area, and a bathroom.

### Gardens and Grounds

There are delightful communal gardens and the property boasts two allocated parking spaces.

### Services

Mains, water, gas and electricity are connected.

### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

### Directions

Take the Birmingham Road (A5127) from Sutton Coldfield town towards Lichfield. Royal Court Apartments can be found on your right after approximately 0.4 miles.

### Terms

Local authority: Birmingham City Council

Tax band: E

### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles via 0121 362 7878.

### Disclaimer - Important Notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Particulars created & photographs taken November 2020





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## Apartment



Total area: approx 127.80 sq.metres [1,376 sq.ft]

Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
For more information please contact the agent

**Apartment 16 Royal Court Apartments, Sutton Coldfield.**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 84      | 88        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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