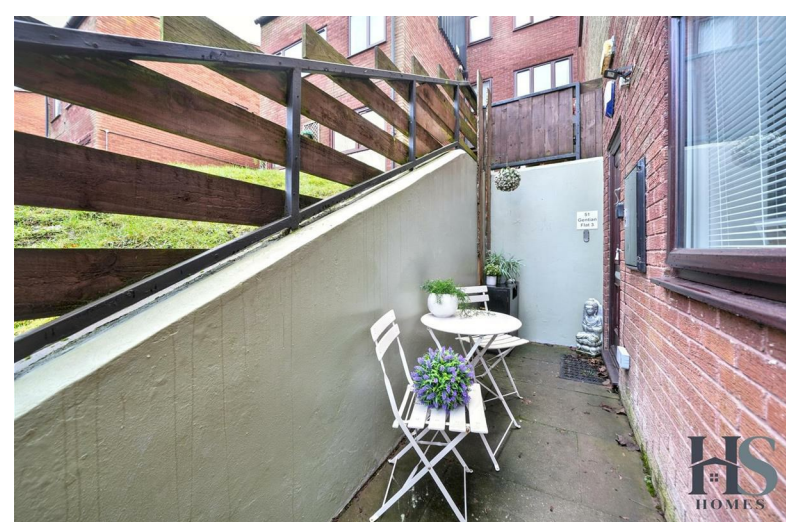




## 51 Badgers Bank Road

Sutton Coldfield, B74 4ER

£165,000



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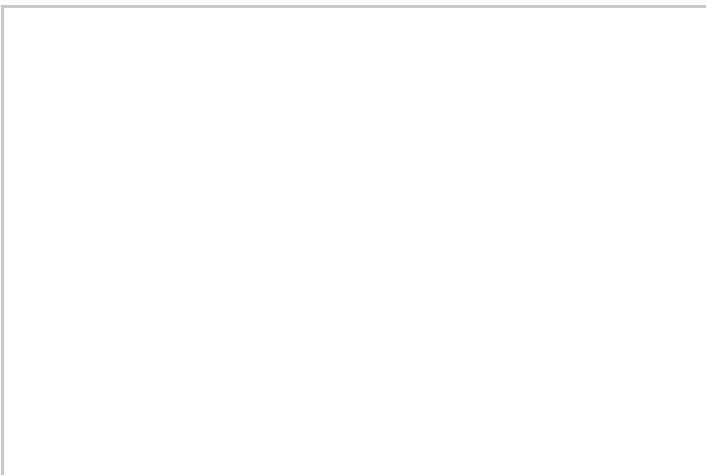
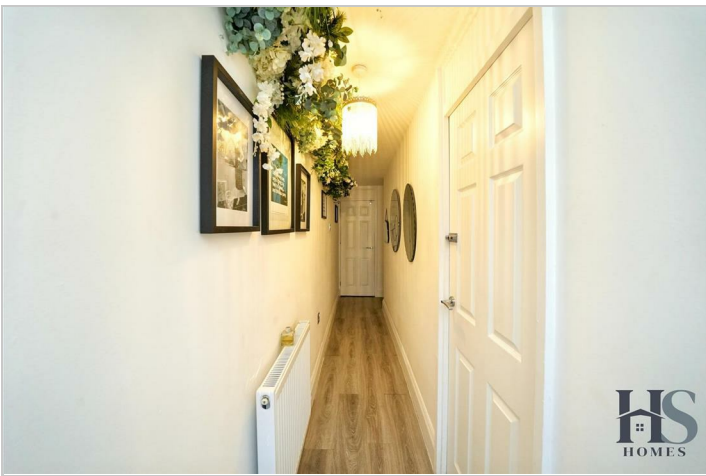
HS Homes is pleased to welcome to the market this well-presented ground floor apartment, nicely tucked away within a quiet residential setting. Accessed via a short flight of steps leading down to the property, the apartment also benefits from a small seating area to the side, offering a pleasant outdoor space.

Upon entering, you are welcomed into a long L-shaped entrance hallway that provides access to all areas of the property. To the front, the apartment opens into a spacious open-plan lounge and dining area, filled with natural light thanks to its excellent dual-aspect design, featuring windows to both sides and additional windows to the front of the property. This bright and airy space flows seamlessly into the galley-style kitchen, positioned to the rear of the room and fitted with modern cabinetry, generous worktop space and a breakfast bar, ideal for casual dining.

Returning to the hallway, you will find a versatile second reception room or bedroom two, with a window to the side allowing plenty of natural light. Further along the hallway are two large inset storage cupboards, currently used as cloakroom and general storage, offering excellent practicality. The main bedroom is also located to the side of the property and benefits from fitted bedroom furniture and a window providing a bright and comfortable space. Completing the accommodation is the main bathroom, fitted with a bath, WC and wash hand basin, along with a frosted window to the side of the property.

The apartment further benefits from its own private parking space and enjoys a peaceful position within a well-established residential area, making it ideal for first-time buyers, downsizers or investors alike.





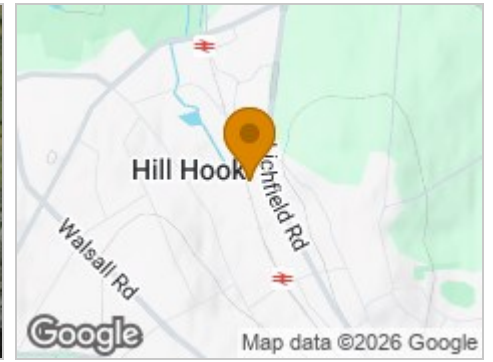
## Road Map



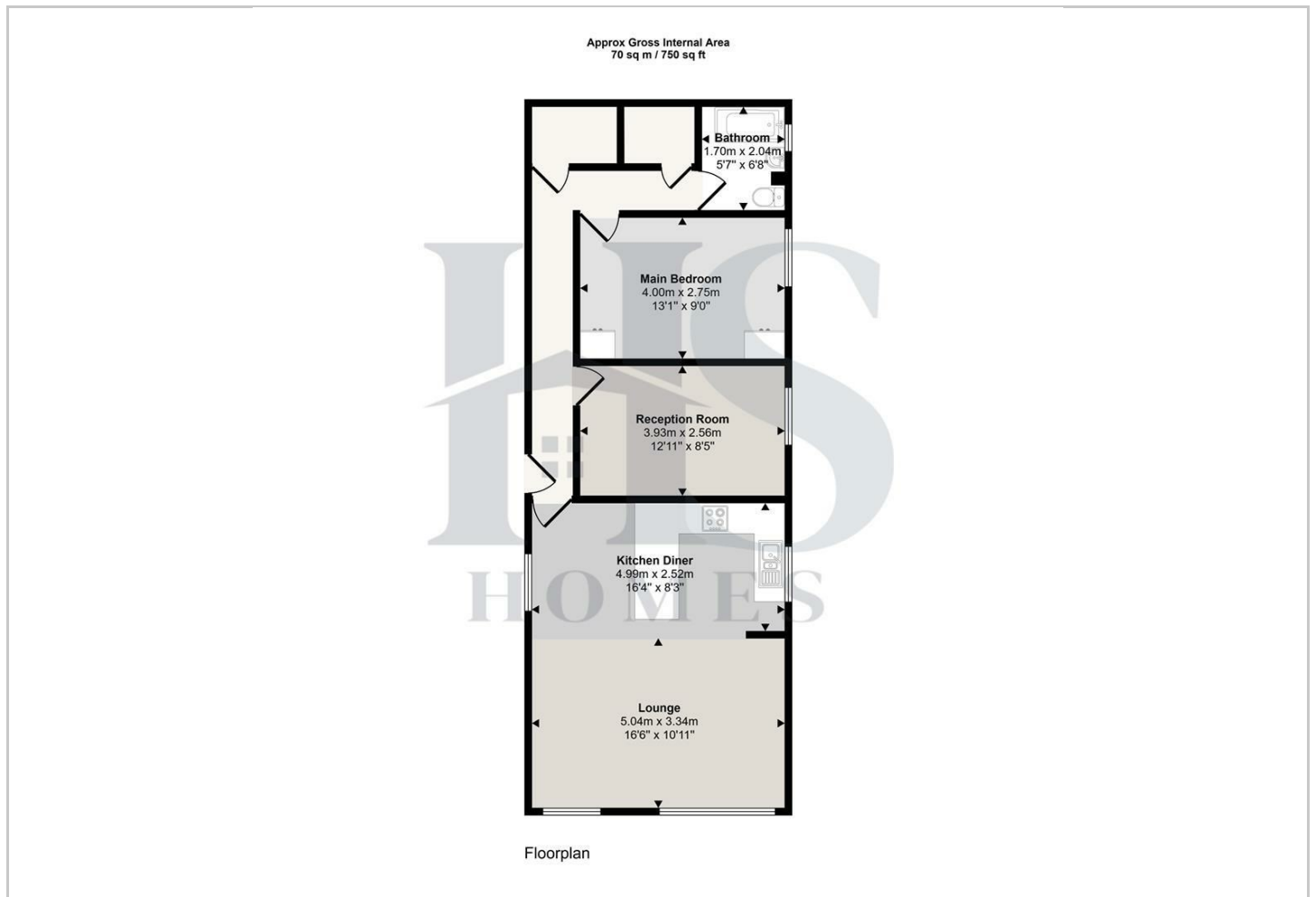
## Hybrid Map



## Terrain Map



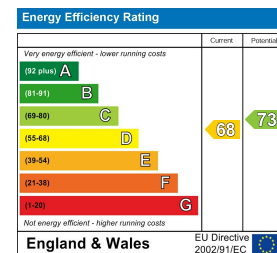
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.