

APARTMENT 3, ASTORIA HOUSE BELWELL
DRIVE
SUTTON COLDFIELD
B74 4AH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A modern and spacious two-bedroom apartment, ideally situated in a sought-after location just a few minutes' walk from Mere Green. Offering contemporary living accommodation, complemented by the convenience of two dedicated parking spaces.

ACCOMMODATION

Apartment:
Entrance hallway
Family bathroom
Storeroom
Open plan kitchen/living/dining room
Balcony
Bedroom 1 with dressing room and ensuite
Bedroom 2

Garden and Grounds:
2 x allocated parking spaces
Private secure entrance
Secure bike storage shed
Shared grounds

EPC Rating - C



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

Astoria House is within a sought-after location and a few minutes' walk from Mere Green centre with a wide range of bars, restaurants and shops including M&S and Sainsburys supermarkets.

Four Oaks and Sutton Coldfield train stations are within easy walking distance, and Sutton Park offers great scope for walking and a variety of outdoor pursuits.

Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the council for up-to-date school catchment areas.

DESCRIPTION OF PROPERTY

As you ascend the staircase to the apartment, you step into the reception hallway. The apartment boasts wooden floors with underfloor heating and double-glazed windows throughout, ensuring a comfortable living experience.

The fully fitted kitchen features ample storage space, highlighted by sleek black granite worktops. Essential appliances, including an electric oven, 4-ring hob, extractor fan, fridge freezer, washer dryer, and dishwasher, make this kitchen both functional and stylish.

The open-plan living/dining area is generously spacious, providing access to a large south-facing balcony. This area is perfect for family gatherings, with ample room for a dining table and a wonderful spot to enjoy meals.

On the right side of the entrance, discover two bedrooms, each equipped with sky TV aerial points and TV loops. Both bedrooms benefit from Juliette balconies, allowing natural light to fill the space. The master bedroom is further enhanced by a dressing area with fitted wardrobes and an ensuite featuring a

walk-in shower, WC, and sink.

Straight ahead from the entrance is the family bathroom, fully fitted with a bath and overhead shower, WC, and sink, completing the amenities of this charming apartment.

GARDEN AND GROUNDS

As you approach the residence, Astoria House boasts a contemporary presence behind its secure private gated entrance. There are two allocated parking spaces; one conveniently positioned at the front, and another secured behind the gates.

Residents also have a dedicated bike storage shed together with access to shared patio grounds, providing a delightful space for relaxation and community enjoyment.

DIRECTIONS FROM ASTON KNOWLES

From the agent's office, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, at the roundabout continue straight onto Four Oaks Rd/A454, turn right onto Irnham Rd, turn right onto Belwell Ln/B4151, turn left onto Belwell Dr and Astoria House will be located on your right.

DISTANCES

Sutton Coldfield - 1.4 miles

Lichfield - 7.1 miles

Birmingham - 9.0 miles

Birmingham International/NEC - 15.7 miles

M6 - 6.6 miles

M6 Toll - 11.4 miles

(Distances approximate)

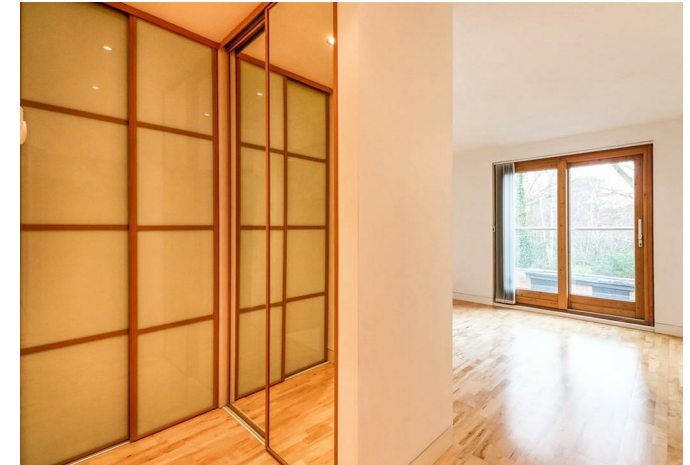
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TERMS

Local Authority: Birmingham City Council

Tax Band: E

Broadband Average Area Speed: 67 Mbps





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

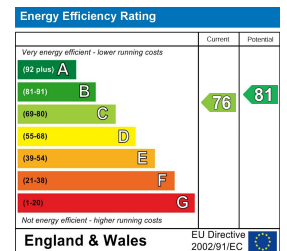
SERVICES

We understand that mains water, gas and electricity are connected.

DISCLAIMER

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.

Photographs taken: September 2019
Particulars prepared: September 2019



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