

5 EDWARD HOUSE 75 LICHFIELD ROAD
SUTTON COLDFIELD
B74 2NU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This modern two-bedroom PENTHOUSE APARTMENT is located in a highly sought-after area, offering convenient access to amenities. With its contemporary design, it provides a stylish living space for residents.

ACCOMMODATION

Apartment:
Entrance hallway
Family bathroom
Snug/dining room
Lounge
Kitchen
Bedroom 1
Bedroom 2
Shower room

Garden and Grounds:

Allocated parking space to rear
Secured gated entry
Well-manicured communal gardens

EPC Rating: E



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

Situated within walking distance of Sutton Park, one of Europe's largest urban parks, which offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games.

The town of 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 information on school catchment areas.

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

Description of Property

Upon entering the property, you step into the communal hallway, illuminated by automatic sensor lights, and ascend the stairs to the second-floor landing. Here, a private entrance door welcomes you into the accommodation.

Inside, the hallway boasts decorative coving to the ceiling and a video entry intercom telephone. A built-in airing cupboard provides storage, while double doors lead to a spacious family lounge.

The lounge features a double-glazed window offering views of the communal gardens and six skylight windows, flooding the space with natural light.

Adjacent to the lounge, the fitted kitchen is accessible from the hallway. It offers fitted base units, integrated appliances, and skylight windows, creating a bright and functional cooking space. Appliances include integrated gas hob with built in cooker hood, integrated oven, integrated washing machine, integrated dishwasher and integrated fridge freezer.

A study, accessed via an inner hallway, provides versatile space for dining or working from home, with sloped ceilings and skylight windows enhancing the ambiance.

Also accessed via the inner hallway is Bedroom 1 and Bedroom 2, both generously sized double rooms. Both bedrooms benefit from having built-in wardrobes for added storage convenience.

The family bathroom boasts modern fixtures, including a panelled bath with mixer tap, pedestal wash hand basin, and

low-level flush WC. Additionally, the apartment features a separate shower room with a shower cubicle, pedestal wash hand basin, and low-level flush WC.

Garden and Grounds

At the front of the property, communal gardens welcome residents and visitors, along with designated parking spaces. Security entry ensures access control, leading to the rear communal gardens and parking area.

An allocated parking space at the rear of the building, secured behind gated entry, provides convenience and peace of mind for residents.

To the rear, well-manicured communal gardens feature a lawn area and a variety of plants and shrubs, creating a pleasant outdoor environment for residents to enjoy.

Directions from Aston Knowles

From the agents' office at 8 High Street, continue to follow A5127 onto Lichfield Rd and the development will be on your left.

Distances

Four Oaks Train Station - 0.8 miles
Sutton Park - 1.0 miles
Sutton Coldfield - 0.2 miles
Lichfield - 8.3 miles
Birmingham - 7.5 miles
Birmingham International/NEC - 12.8 miles
M6 - 5.7 miles
M6 Toll - 7.8 miles
M42 - 9.9 miles

(Distances approximate)

Terms

Local Authority: Birmingham City Council
Tax Band: E

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

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

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

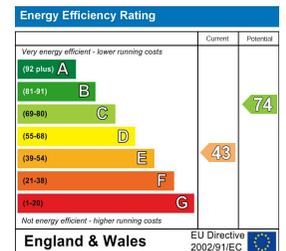




Disclaimer

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 rental.

Photographs taken: May 2024
Particulars prepared: May 2024



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