

FLAT 2 HALEBROSE MANSIONS 125 LICHFIELD
ROAD
SUTTON COLDFIELD
B74 2RX


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A well maintained part furnished apartment offered for short or long term let. With accommodation to comprise of:

Entrance Hall
Drawing Room
Kitchen/Breakfast Room
Two Bedrooms
Bathroom
Study Area

EPC D



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

Nestled in the highly desirable Four Oaks area of Sutton Coldfield, this beautifully presented first-floor apartment offers flexible living with two double bedrooms. It effortlessly combines period character with modern convenience, creating a comfortable and inviting space.

The apartment has a generous reception room perfect for both relaxed family living and entertaining guests. Upon entering, you are greeted by a generous reception hallway, leading to the large lounge with a bay window and a decorative fireplace, creating a warm and welcoming atmosphere.

There are two well-proportioned double bedrooms, each providing ample storage space with built-in wardrobes. The contemporary bathroom suite is a true highlight, complete with a freestanding bath and a separate double shower, offering a luxurious space to unwind.

The heart of the apartment is the modern breakfast kitchen, which includes a central island and a dining area, ideal for informal meals or social gatherings. It is a thoughtfully designed space that blends practicality with style.

Additionally, the apartment benefits from a convenient study area, providing flexibility to work from home or

simply enjoy a quiet space.

The communal areas enhance the overall appeal of the property, off road parking is available. This apartment offers an elegant living space in one of Sutton Coldfield's most sought-after locations.

EPC Rating: D

Directions

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

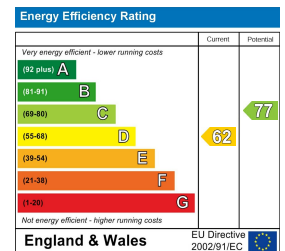
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional





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: December 2024
Particulars prepared: December 2024



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