



Apartment 2, George House
71 Lichfield Road, Sutton Coldfield, B74 2NU



MARK BENTLEY
ESTATE AGENT



Apartment 2, George House

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A very spacious most conveniently located two bedroom two bathroom ground floor apartment with large hall, good sized lounge, excellent dining kitchen, large patio, allocated parking for two cars and attractive communal gardens

Apartment 2, George House is part of this very attractive thoughtfully designed development of spacious character apartments set in very attractive grounds with gated secure car parking and ample visitor parking.

In addition this super ground floor apartment is only half a mile from comprehensive range of amenities at Sutton Coldfield Town Centre, Sutton Coldfield Train Services with services to Lichfield, Birmingham, London, Manchester and beyond, Sutton Park with its 2,400 acres of playing fields, parkland woods and lakes and churches of many denominations.

For the driving commuter there is easy access onto main roads leading to Birmingham City Centre and out to the A38, A5, A446, M6 Toll and M42.

Apartment 2, George House can be accessed either through the impressive main communal entrance hall at the front of George House or via the rear secure car park and grounds.





Apartment 2 , George House, which benefits from gas fired central heating and double glazing comprises:

Large Reception Hall

Entrance door, telephone intercom system for visitor access, window facing side, large storage cupboard housing hot water cylinder and fuse board and doors to Lounge, Dining Kitchen, Bedrooms and Main Bathroom.

Lounge 5.55m into bay x 4.19m

Glazed double doors for the reception hall, two radiators, tv/aerial points, two windows facing side and bay window facing front.

Large Dining Kitchen 6.18m x 2.87m

Good range of fitted base cupboards and drawers with long work surfaces over and matching wall cupboards. Full range of appliances including Electrolux dishwasher, Candy washing machine, Ideal logic wall mounted central heating boiler with Drayton programmer, AEG 4 burner gas hob unit with AEG extractor hood over and AEG oven under, AEG Microwave and Beko fridge & freezer. There is more than ample space for a table and chairs, two radiators, window facing front and glazed double doors to the large rear patio.

Lobby

Off the reception hall with further storage cupboard and doors to Bedroom 1 & 2.

Bedroom 1 4.13m min x 3.18m min

Radiator, glazed double doors to the patio and door to:

En-Suite Shower Room

Shower cubicle, pedestal wash basin with mirror over, WC, heated towel rail, wall tiling electric shaver point and shelving for toiletries etc.

Bedroom 2 4.56m x 3.30m

Built in double wardrobe, radiator and large window overlooking the patio and grounds.





Bathroom (off the reception hall)

Panelled bath with shower fitting over and shower screen, pedestal wash basin, electric shaver point, WC, radiator, heated towel rail, wall tiling and feature recessed shelving for toiletries etc.

Outside

Two allocated parking spaces

There is one parking space by the front of George House and a second parking space in the rear gated parking area.

Very Large West Facing Patio

A wonderful feature of this apartment. There is plenty of space for patio tables, chairs, sun loungers and pots and lovely views over the very attractive grounds.

General Information

Tenure

The apartment is leasehold with 106 years remaining on the lease.

Ground Rent

£125 every 6 months

Service Charge

£926 every 6 months

Council Tax Band: E

Managing Agents

Bennett Clarke & James, Carlton House, 18 Mere Green Road, Mere Green, Sutton Coldfield, B75 5BS
0121 308 6461.

Agents Note:

There are steps at the front of George House and at the rear from the grounds to the patio. There is also an easy tread staircase from the main communal entrance hall down to the front door of the apartment.

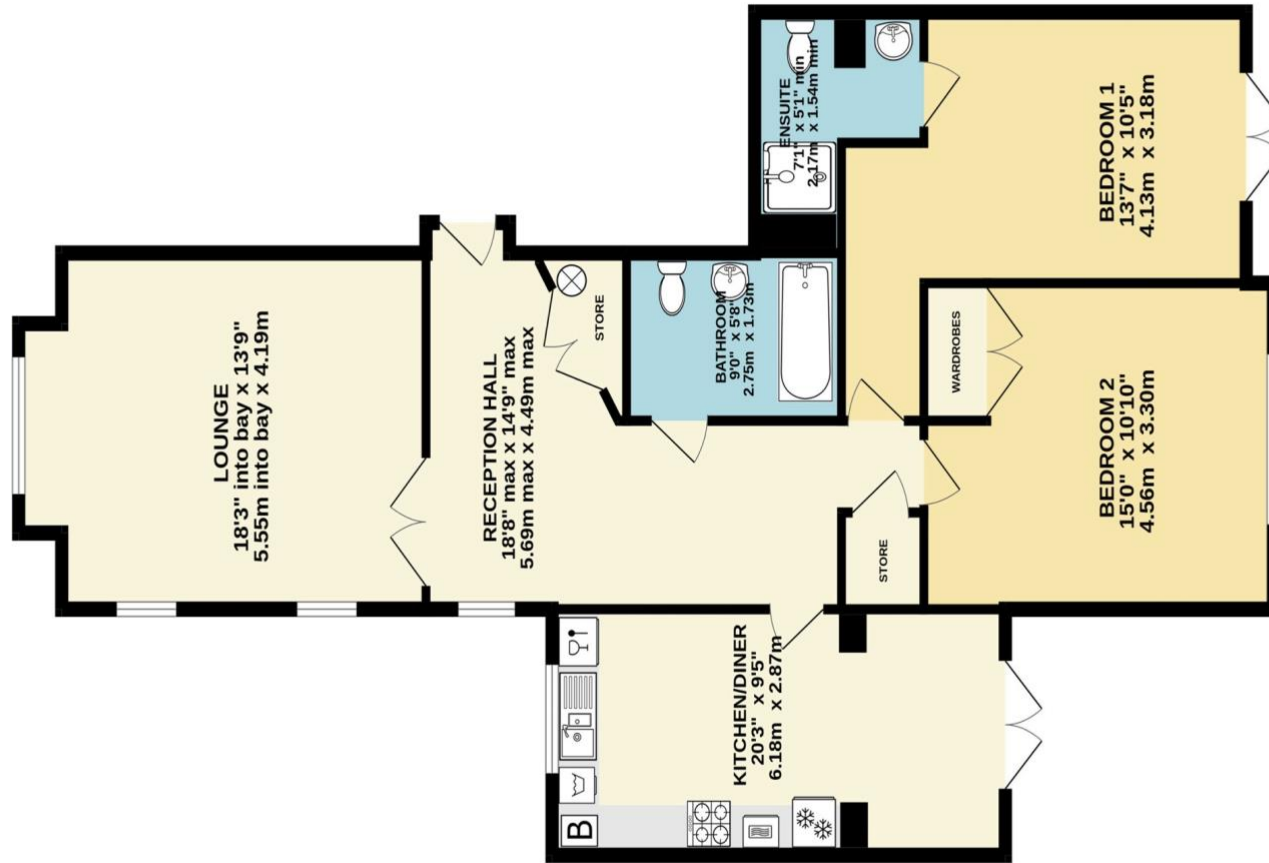
Viewing

To arrange an appointment to view this this super apartment call **0121 353 621** or **07768 035 065** or email: **mark.bentley@exp.uk.com**





GROUND FLOOR
1145 sq. ft. (106.4 sq.m.) approx.



2 BEDROOM 2 BATHROOM GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Measurements are taken to the internal face of an item unless otherwise stated. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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