



**Connells**

Balmoral House Birmingham Road  
Sutton Coldfield



## Property Description

A one double bedroom second floor apartment, located with easy access to Sutton Coldfield town centre, close to Wylde Green train station and main bus transport links. Having allocated parking to the rear with the accommodation comprising security entry intercom system, reception porch with built-in storage cupboard and separate reception hall. Good size lounge diner with slope ceiling, fitted kitchen with integrated appliances, master bedroom and bathroom, good built-in storage cupboard in the hallway and having double glazing and central heating.

## Communal Hall

Having security entry intercom with door giving access in to the communal hallway and stairs lead to the second floor landing.

## Reception Porch

Having door in to the porch area, with light facility and excellent storage cupboard, door gives access in to the hallway.

## Hallway

Having radiator, doors off to the lounge, bedroom and bathroom, built-in wardrobes/storage cupboards with mirrored sliding doors providing excellent storage space.

## Lounge Diner

19' 6" max x 14' 4" to include the bay (5.94m max x 4.37m to include the bay)  
Having slope ceilings, double glazed window to front, skylight window to ceiling, laminate floor, TV aerial point, two radiators, telephone point, electric fire point, door to built-in eaves storage cupboard and additional built-in storage cupboard, door off to the kitchen.

## Kitchen

9' x 8' 2" (2.74m x 2.49m)  
Having slope ceiling, comprising a modern fitted kitchen with built-in base units with work surfaces over and splash back tiling, built-in matching wall units, 1&1/2 bowl stainless sink and drainer units with mixer tap over and cupboard under, integrated electric oven and hob, integrated fridge and freezer, wall mounted central heating boiler and tiled floor.

## Bedroom

14' 1" max x 11' 8" to include the bay (4.29m max x 3.56m to include the bay)  
Having double glazed window to rear overlooking the communal gardens, laminate flooring, two radiators, built-in eaves storage cupboard and built-in wardrobes.

## Bathroom

Comprising a modern fitted bathroom suite with paneled bath, with shower over, wash hand basin, low level flush W/C, bidet, wall mounted towel rail and radiator, extractor fan and tiling.

## Gardens

Having well maintained communal gardens and the property benefits from allocated parking space to the rear.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SCO309014](https://www.connells.co.uk/Property/SCO309014)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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Property Ref: SCO309014 - 0009