



Connells

Oakland House Lichfield Road
Sutton Coldfield



Property Description

A two double bedroom first floor luxury apartment situated in an attractive apartment block with good road & rail transport links and easy access to Mere Green. The accommodation has an impressive communal hallway with stairs to the first floor landing and lift facility. There is a security entry intercom system. The accommodation comprises a reception hall with open access to the Lounge Diner which has excellent views over Four Oaks, fitted kitchen with some integrated appliances. There is a master bedroom with en-suite bathroom with shower and a 2nd bedroom and separate bathroom. There is an allocated parking space set behind gated entry and attractive communal gardens.

Communal Hallway

Being a fabulous communal hallway with stairs leading up to the first floor landing and loft access. There is a security gated entry intercom system, access to the main entrance hall of the property.

Entrance Hall

Having radiator to wall, open access to the lounge kitchen diner, doors off to the two bedrooms, the family bathroom and cupboard housing the boiler and providing storage.

Lounge Area

18' plus bay x 10' 9" (5.49m plus bay x 3.28m)

Having double glazed walk-in bay window to

the rear, radiator to wall, telephone point, tiled flooring and open access into the kitchen.

Fitted Kitchen

Having fitted base units with work surfaces over, fitted matching wall units, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, integrated electric oven, integrated electric hob and built-in cooker hood. Space and plumbing for a washing machine, space for a fridge freezer, spotlights to ceiling, radiator to wall and tiled flooring.

Bedroom One

15' 6" max x 8' 5" (4.72m max x 2.57m)

Having double glazed window to the rear, double paneled radiator to wall, TV aerial point, built-in wardrobe and door to the en-suite.

En-Suite Shower Room

Having shower cubicle, paneled bath, pedestal wash hand basin, low level flush W/C, extractor fan, tiled flooring and wall mounted heated towel rail radiator.

Bedroom Two

10' 9" max x 7' 1" (3.28m max x 2.16m)

Having double glazed window to the front, built-in wardrobe providing storage.

Family Shower Room

Having shower cubicle with shower facility, wash hand basin, wall mounted heated towel rail radiator, low level flush W/C and extractor fan.

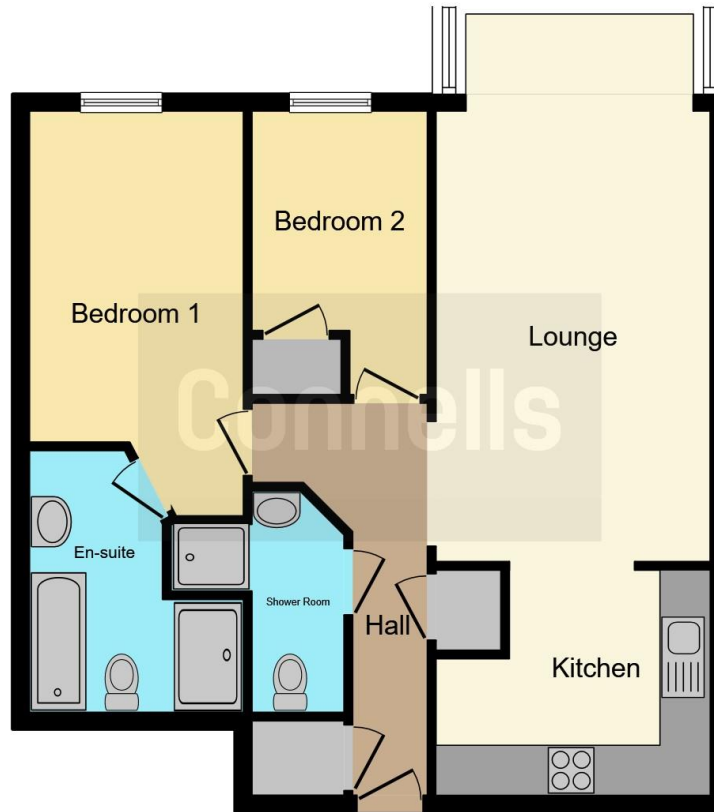
Outside

The seller advises there is an allocated parking space which is behind secure gated inter-intercom system.









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

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO309412

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: SCO309412 - 0005