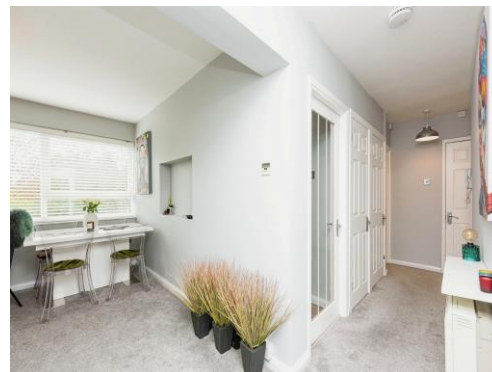




**Connells**

Kingston Court Lichfield Road  
Sutton Coldfield



## Property Description

Connells are pleased to present this CHAIN FREE immaculate 2 sizeable double bedroom apartment ideally located close to Sutton train station, park and town centre. The apartment is also situated in a highly sought after school catchment and boasts a private Garage. Located on the top floor providing additional security the apartment has been well maintained and modernised throughout. The accommodation comprises spacious lounge-diner with wall-to-wall windows along one side and having ample space for both living and dining. The modern refurbished kitchen features unique separate utility room with space and plumbing for washing machine and tumble dryer. The bathroom is refitted and has separate WC. Both bedrooms are spacious doubles with built in wardrobes to each. Viewing is highly recommended to appreciate all this property has to offer. Accessed via the communal ground floor door the property is located on the second floor:

## Entrance Hall

With cloak cupboard housing hot water tank, radiator, wall mounted intercom and doors to:

## Lounge-Diner

16' 7" x 13' 6" ( 5.05m x 4.11m )

With wall to wall double glazed windows to the rear, TV aerial and radiator

## Kitchen

6' 8" MAX + DOOR RECESS x 9' MAX ( 2.03m MAX + DOOR RECESS x 2.74m MAX )

Fully fitted modern kitchen with a range of wall and base units with worktops over, 1 and 1/2 bowl sink and drainer with mixer tap, electric hob with cooker-hood over, double electric oven, built in microwave, integrated dishwasher and fridge, plinth heating, double glazed window to the rear and door to the Utility Room

## Utility Room

4' 7" x 5' 2" ( 1.40m x 1.57m )

Space and plumbing for washing machine and tumble dryer

## Bedroom One

13' 3" x 11' 4" ( 4.04m x 3.45m )

With radiator, double glazed window to the front and built in wardrobes

## Bedroom Two

12' 1" x 11' 8" ( 3.68m x 3.56m )

With radiator, double glazed window to the front and built in wardrobes

## Bathroom

Fully tiled suite comprising bath with mixer taps and shower over, vanity wash hand basin, heated towel rail and window to the Utility Room

## Separate Wc

With low level WC, wash hand basin and heated towel rail

## Garage

Single Garage en bloc with up and over door to the front

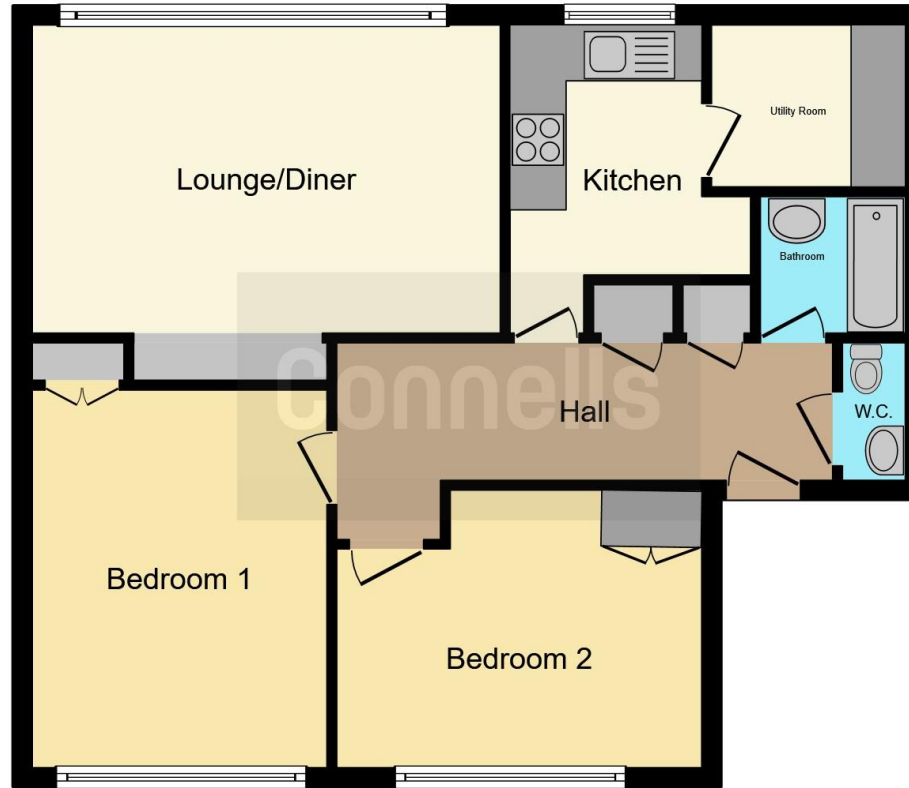
## Outside

The buildings are surrounded by communal gardens and communal parking bays









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

**T 0121 354 4481**  
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SUTTON COLDFIELD B72 1XA

**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO309722](http://connells.co.uk/Property/SCO309722)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 26 Dec 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SCO309722 - 0007

