



Connells

Montgomery House Gunner Grove
Sutton Coldfield



Property Description

A well presented 2 bedroom 2nd floor apartment offered with NO UPWARD CHAIN and extended lease upon completion. In a good school catchment area and close to main road transport links. Having an allocated parking space to the rear of the property. The accommodation comprises communal hallway with secure entry intercom system, private hallway, open plan family lounge diner with archway to a fitted kitchen with some integrated appliances, good sized master bedroom, 2nd bathroom and family bathroom. Central heating and double glazing.

Communal Hallway

The main entrance is located at the front of the building on Rectory Road and there is a rear access opening onto the rear parking space. Secure entry intercom system to the front of the building with stairs leading to the second floor landing.

Private Entrance Hallway

Having security entry intercom phone to the wall, radiator, loft access, doors off to the 2 bedrooms, bathroom and lounge diner.

Open Plan Lounge Diner

20' 11" max x 12' 8" max (6.38m max x 3.86m max)

Having double glazed window to the front and side, two radiators, telephone point and TV aerial point, laminate flooring, door to built in storage cupboard.

Fitted Kitchen

9' 3" x 7' 6" (2.82m x 2.29m)

Comprising a modern fitted kitchen with fitted base units with work surfaces over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over and cupboards under, splashback tiling, integrated electric oven, built in gas hob over and cookerhood over, integrated washer drier, integrated fridge and freezer, laminate flooring and double glazed window to the side and rear.

Bedroom 1

12' 3" max x 9' 9" excludes archway (3.73m max x 2.97m excludes archway)

Having double glazed window to the rear overlooking the car park, radiator, telephone point, TV aerial point and two built in double wardrobes.

Bedroom 2

8' 7" max x 8' 2" (2.62m max x 2.49m)

Having double glazed window to the front, radiator and telephone point.

Bathroom

Having paneled bath with Rainfall and mixer tap over, wash hand basin, low level flush WC, extractor fan and splashback tiling.

Communal Gardens

Having gardens laid to lawn. Allocated

parking space.









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
E suttoncoldfield@connells.co.uk

4/6 High Street
SUTTON COLDFIELD B72 1XA

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO309718

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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