



Connells

Clifton Road
Sutton Coldfield



Property Description

An impressive and deceptively spacious 2 double bedroom first floor duplex executive apartment built by St Cuthbert Homes. Located overlooking Royal Sutton Park Treetops & Wyndley Leisure Centre. Having easy access to Sutton Town centre, bars, restaurants, amenities and rail transport links. Offered with No UPWARD CHAIN. Having secure gated undercroft parking for 2 cars and lift facility to the apartment. There is video secure entry system. The accommodation comprises an L-shaped entrance hallway with excellent sized lounge with study area. This area lends itself for the potential of converting to a 3rd bedroom (subject to adding a stud partition wall and door). There is an impressive fitted dining kitchen with built in appliances and views over the communal gardens and a separate guest WC on the hallway. There are stairs leading to the upstairs accommodation having a master bedroom suite with en-suite shower room and a separate walk in dressing room with built in wardrobes, dressing table and hanging space. There is a 2nd bedroom and a separate bathroom with bath and separate shower cubicle and built in storage cupboard. Double glazing and underfloor heating. The property boasts a space of 131 Square metres of liveable space (1410 square foot).

Communal Hallway

Having video secure entry intercom system with door leading to the communal hall. Stairs to the first floor landing and lift facility. Sensory lighting and three double glazed windows. Door to the private accommodation.

Reception Hallway

An excellent sized L-shaped hallway with built in double storage cupboard having hanging rail, video entry intercom system phone to the wall, underfloor heating, doors to the Lounge, Guest WC and Dining Kitchen. Stairs lead to the first floor landing of the apartment.

Lounge

25' 1" max includes bay x 18' 5" max (7.65m max includes bay x 5.61m max)

Having double glazed walk in bay window to the front overlooking the Treetops of Sutton Park, TV aerial point, telephone point, built in music speaker system to ceiling, two double glazed windows to the side and spotlights to ceiling. The lounge is set up with a Study area but is a flexible living space.

Dining Kitchen

18' 5" max x 13' 3" max (5.61m max x 4.04m max)

Comprising an impressive fitted kitchen with ample built in base units with work surfaces over and matching upstand, fitted matching wall units, four double glazed windows overlooking the rear communal gardens, stainless steel sink and drainer unit with mixer tap over and cupboards under, integrated electric oven and built in gas hob with cookerhood over, integrated washer drier, dishwasher, fridge and freezer, laminate flooring, spotlights to ceiling, underfloor heating, wooden flooring and space for a dining table.

Guest Wc

Having low level flush WC, wash hand basin, part tiled, extractor fan and laminate flooring.

First Floor Landing

Having decorative coving, walk in closet with hanging rail and shelving and light facility, doors to the 2 double bedrooms and bathroom.

Main Bedroom

18' 9" max x 13' max (5.71m max x 3.96m max)

Having double glazed window to the front with built in secondary glazed unit (making it triple glazed), TV aerial point, underfloor heating and doors leading to the en-suite shower room and separate dressing room.

En-Suite Shower Room

Having double shower cubicle, wash hand basin, low level flush WC, shaver point, extractor fan, spotlights to ceiling and wall mounted heated towel rail radiator.

Dressing Room

9' 6" to front of wardrobes x 5' 4" (2.90m to front of wardrobes x 1.63m)

Having built in wardrobes with hanging rail and shelving, built in dressing table with drawers, space for a hanging rail and light facility.

Bedroom 2

15' 8" x 11' 4" max (4.78m x 3.45m max)

Having double glazed window to the rear, TV aerial point, telephone point, underfloor

heating and built in wardrobes.

Bathroom

Comprising a 4 piece white bathroom suite having paneled bath with hand held mixer tap over, separate double shower cubicle, wash hand basin, low level flush WC, extractor fan, shaver point, spotlights, tiled flooring, frosted double glazed window to the rear and door off to built in storage cupboard.

Undercroft Parking

There is secure gated undercroft parking with 2 allocated parking spaces and storage area. There is a lift facility leading to the first floor landing of the communal hallway.

Communal Gardens

Having established communal gardens with patio areas, shrubs and bushes.

Agents Note

The EPC to the property confirms there is 131 Square Metres of liveable space (equivalent to 1410 square feet).









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/SCO309438

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.



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