



Connells

Caversham Place
Sutton Coldfield



Property Description

A 2 double bedroom apartment located in the heart of Sutton Town Centre offered with NO UPWARD CHAIN. The property is set behind secure gated entry and has its own private balcony. Positioned overlooking Sutton Coldfield town with easy access to local rail and bus transport routes. Close walking distance to amenities, bars and restaurants. In need of cosmetic updating. The accommodation has allocated parking space. Having lift facility and video entry intercom system. There is an excellent sized private hallway with all rooms accessed off of it. There is a dining kitchen with some built in appliances and space for a table, good sized lounge with balcony access, master bedroom with walk in wardrobe and en-suite shower room, 2nd bedroom with and a separate family bathroom. Both bedrooms benefit from access to a balcony. Double glazing and heating.

Communal Hallway

The property is entered via secured video entry intercom system giving access to the communal hallways, with lift facility and stairs that lead onto an upper floor landing, doors give access into the private accommodation.

Entrance Hall

Having storage heater to wall, coving to ceiling, doors to the two bedrooms, security entry intercom phone system to wall and being an excellent sized large hallway.

Lounge

16' 6" x 12' 6" PLUS THE FRENCH DOORS (5.03m x 3.81m PLUS THE FRENCH DOORS)

Having double glazed French doors leading into the balcony with double glazed picture window to either side, coving to ceiling, two ceiling roses, two storage heaters & TV aerial point.

Fitted Dining Kitchen

16' 8" x 8' 8" (5.08m x 2.64m)

Briefly comprising a modern fitted kitchen having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the side, stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated electric hob and integrated dishwasher, fridge and freezer, space for a dining table, coving to ceiling, spotlights to ceiling and tiled floor.

Bedroom One

15' 10" x 11' 4" (4.83m x 3.45m)

Having double glazed door giving access onto the balcony, panel heater to wall, coving to ceiling, telephone point, TV aerial point and door to built-in wardrobe, door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, wash hand basin, low level flush W/C, frosted double glazed window, wall mounted heated towel rail, shaver point and part tiling.

Bedroom Two

12' x 10' 7" (3.66m x 3.23m)

Having double glazed picture window and double glazed French doors leading onto the balcony and having a panel heater.

Bathroom

Having paneled bath, wash hand basin, low level flush W/C, spotlight to ceiling, wall mounted heated towel rail and mixer shower over the bath.

Communal Gardens

The property benefits from having communal gardens and does have the benefits of it's own balcony coming off of the lounge and the two bedrooms.

Undercroft Parking

There is undercroft parking and communal visitor parking.

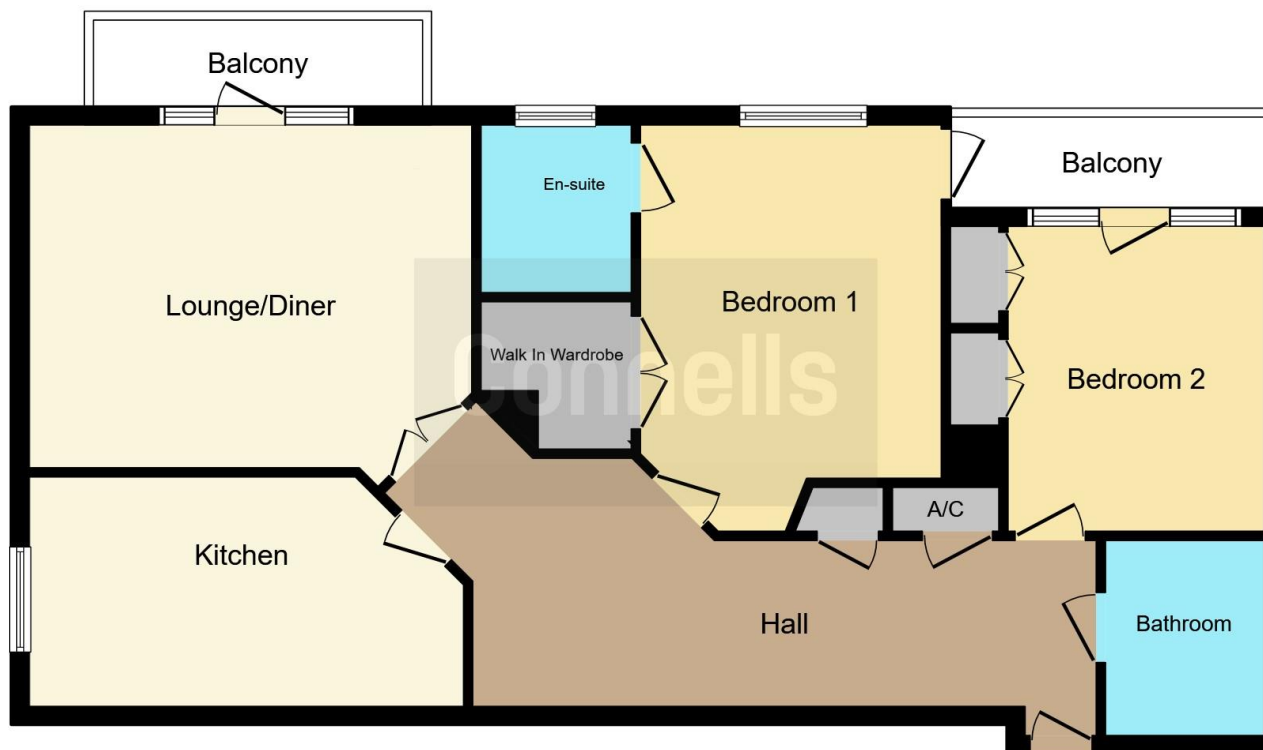
Agency Notes

PLEASE DISREGARD TENURE INFORMATION:
DUE TO THE NATURE OF THIS TRANSACTION WE DO NOT HAVE THIS INFORMATION.









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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4/6 High Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO309776

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



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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