



Connells

Hawthornden Court Penns Lane
Sutton Coldfield



Property Description

A superbly located and well presented 2 double bedroom 1st floor apartment close to main road and rail links. Offered with NO UPWARD CHAIN. Having communal hallway with access to own porch area and private hallway, dual aspect lounge diner with access to own balcony, impressive refitted kitchen with integrated appliances, refitted shower room and good sized airing cupboard, 2 good sized bedrooms with built in bedroom furniture. The property has the benefit of a garage en bloc and communal parking. Double glazing and electric heating. There are good sized communal gardens. Located with close access to amenities. Close to Newhall Valley Country Park Trail.

Communal Hallway

Having doorway giving access into a communal hallway with steps leading to the first floor landing. Doorway to a canopied balcony area which gives access to the accommodation. Door to the private hallway.

Private Hallway

Accessed via a double glazed door, door to a store cupboard and doors to the bedrooms, lounge, kitchen and shower room.

Lounge Diner

16' 4" x 10' 6" (4.98m x 3.20m)

Having double glazed sliding patio door to the private balcony with views to gardens, TV aerial point, feature fire surround with electric

fire facility, electric panel heater, coving to ceiling and double glazed french door to the 2nd communal balcony with adjoining apartment.

Refitted Kitchen

12' 3" x 7' 4" (3.73m x 2.24m)

Comprising an impressive refitted kitchen having fitted base units with granite work surfaces over and matching upstand, tiled splashback, sink and grooved drainer unit with mixer tap over an cupboards under, integrated double electric oven, 5 ring electric hob and cooker hood over, integrated washer drier and integrated dishwasher, built in fridge and freezer, spotlights to ceiling and double glazed window to the side.

Bedroom 1

11' 1" x 8' 3" (3.38m x 2.51m)

Having double glazed window to the rear overlooking the communal gardens, electric panel heater to wall, a range of built in wardrobes, bedside cabinets and cupboards over bed area.

Bedroom 2

12' 3" x 10' 3" (3.73m x 3.12m)

Having double glazed window to the side, electric panel heater to the wall, range of built in wardrobes and built in dresser unit.

Refitted Shower Room

Having recently been refitted with shower cubicle, wall mounted wash hand basin, low level flush WC, display recessed storage

area, tiled floor, full wall tiling, floor tiling, wall mounted heated towel rail radiator, frosted double glazed window to the front, wall mirror and door to a excellent sized storage/airing cupboard housing the hot water tank.

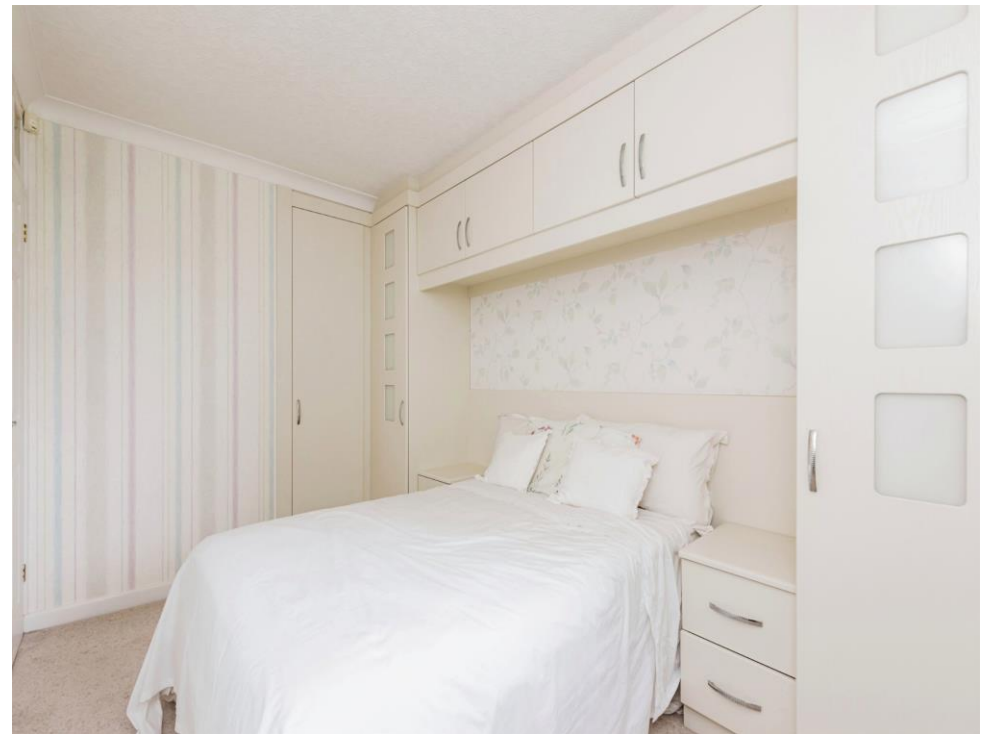
Communal Gardens

Having communal gardens to the front, side and rear. The property is set back from the road hidden behind mature trees and shrubs. There are expansive gardens laid to lawn.

Garage En Bloc

Having garage en bloc. Please note the garage has not been measured. Anyone wishing to purchase should check measurements prior to an exchange of contracts if wishing to park a car inside.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO309470

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1990. 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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