



Connells

Royal Sutton Place King Edwards Square
Sutton Coldfield



Property Description

Connells are delighted to present this two bedroom luxury and contemporary apartment in the heart of Sutton Coldfield available now with no upward chain. The apartment is conveniently located within close walking distance to the train station along with Sutton Coldfield town centre and Sutton Park. The property boasts 2 secure gated parking spaces close by, making it an ideal investment. With high ceilings, feature fireplaces and coving the apartment is modern and stylish yet maintaining original features from the buildings former identity as the Town Hall. The property opens into a spacious and welcoming entrance hall giving access to Living Room, Kitchen, Bathroom and two bedrooms, one with en suite shower room. The building provides a lift as well as stairs for access to this first floor apartment. To the rear are communal gardens accessed via a padlocked gate. This property is not to be missed and viewing is essential to appreciate all it has to offer. Accessed from the main communal door the property is located on the first floor and comprises:

Entrance Hall

Spacious Entrance Hall with wood flooring, wall mounted video intercom system, radiator, and doors to Living Room, Bathroom and two Bedrooms

Living Room

15' 9" max x 16' 3" max (4.80m max x 4.95m max)

With double glazed sash window to the rear

along with feature angled window to the rear, feature fireplace, two radiators, media points and doorway through to the kitchen

Kitchen

16' 5" x 7' 9" max (5.00m x 2.36m max)

Fully fitted modern kitchen with a range of wall and base units with worktops over, integrated electric oven, microwave, electric hob with cooker-hood over, fridge freezer, washer-dryer and dishwasher, stainless steel sink and drainer with mixer tap over, housed CH Worcester boiler, radiator and double glazed window to the rear

Bedroom One

9' 2" PLUS DOOR RECESS x 14' 2" MAX (2.79m PLUS DOOR RECESS x 4.32m MAX)

With feature fireplace, two radiators, two double glazed sash windows to the front and door to the en suite

En Suite

Partially tiled suite comprising double shower cubicle, low level WC, wash hand basin, extractor fan, fitted vanity mirror and radiator

Bedroom Two

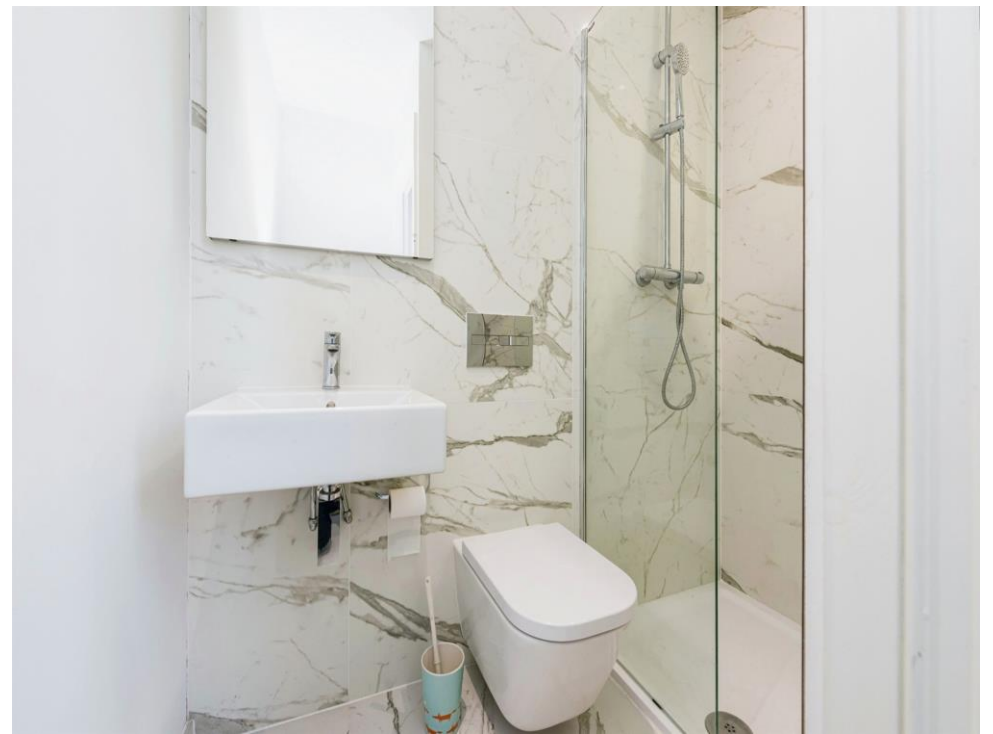
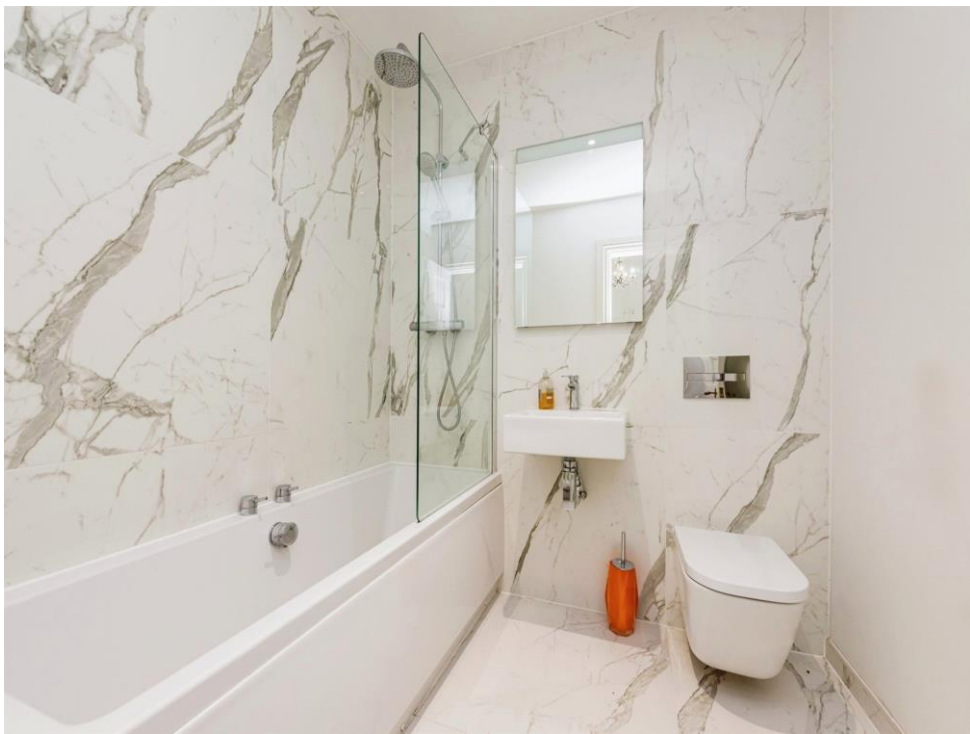
9' 10" x 12' 9" TO WARDROBES (3.00m x 3.89m TO WARDROBES)

With feature fireplace, fitted wardrobes, radiator and double glazed sash window to the front

Bathroom

Partially tiled suite comprising bath with mixer taps, rainfall and handheld shower over, low level WC, wash hand basin, extractor fan and radiator









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

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/SCO309452

This is a Leasehold property with details as follows; Term of Lease 150 years from 22 Apr 2016. 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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