



Connells

Cambridge House Birmingham Road
Sutton Coldfield



Property Description

An impressive and high specification 2 double bedroom ground floor apartment built in 2021. Located set back off of the Birmingham Road in Wylde Green giving superb access to main rail and road links to Sutton Coldfield, Lichfield City and Birmingham Grand Central Station. There is a secure entry intercom system leading to a welcoming communal hallway. The private accommodation comprises a reception hallway with storage, an impressive open plan lounge kitchen diner with large bay window. There is a high specification gloss kitchen with an overhang seating and entertaining area and built in appliances. The main bedroom has built in wardrobes and bedroom furniture and leads to an en-suite shower room. The 2nd bedroom has built in wardrobes. There is a superb principal bathroom. To the front of the property there is a well lit parking area with one allocated parking space. Low maintenance communal gardens to the rear with a private owned lockable store/outhouse. Local amenities of Wylde Green High St shops and eateries located close by.

Communal Hallway

The property is accessed via secure entry intercoms system giving access into the communal hallway. The communal hallway gives access to the private accommodation.

Private Hallway

Having door to the front, having door off to built in storage cupboard housing the water

heater and having doors to the open plan lounge kitchen diner, two bedrooms and bathroom.

Open Plan Lounge Kitchen Diner

14' 10" MAX x 21' 1" (4.52m MAX x 6.43m)

Lounge Area

Having double glazed walk-in bay window to the front, telephone point, TV aerial point, panel heater to wall, the lounge area is carpeted and gives open access to the kitchen area.

Kitchen Area

Briefly comprising a modern fitted kitchen having fitted base units with work surfaces over with matching up-stand, fitted matching wall units, double glazed window to the front, sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated electric hob with built-in cooker hood and stainless steel splash back, integrated washer dryer, integrated dishwasher and integrated fridge and freezer, with overhang seating area and spot lights to ceiling.

Bedroom One

17' 5" x 8' 11" TO THE REAR OF THE WARDROBES (5.31m x 2.72m TO THE REAR OF THE WARDROBES)

Having double glazed window to the side, having a range built-in wardrobes comprising two double wardrobes and a single wardrobe, built-in cupboards over bed area, two built-in

corner units and built-in bedside cabinets, panel heater to wall, doors gives access to the en-suite shower room.

En-Suite Shower Room

Being a high specification shower room, having shower cubicle with rainfall shower over and hand held mixer tap, wall mounted wash hand basin with built-in cupboard under, low level flush WC, extractor fan, spotlights to ceiling, wall mounted heated towel rail radiator, feature wall mirror with shaver point and blue tooth speaker.

Bedroom Two

13' 6" x 7' 9" (4.11m x 2.36m)

Having double glazed window to the side, built-in double wardrobe and paneled heater to the wall.

Bathroom

Comprising a paneled bath with a mixer tap over, wall mounted wash hand basin with draw unit under, low level flush WC, extractor fan, wall mounted heated towel rail radiator, spotlights to ceiling, all walls fully tiled and tiled flooring.

Outside Front

Allocated Parking Space

The property benefits from having one allocated parking space which is block paved.

Communal Gardens

The property benefits from having an

attractive communal gardens with garden laid to lawn and having the benefit of your own outdoor storage cupboard which is locked and secure.









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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4/6 High Street
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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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