



Connells

Urban Gate Streetly Road
BIRMINGHAM



Property Description

Connells are pleased to present this modern second floor apartment located ideally close to popular commuter routes and transport links for the city. The apartment comprises spacious open plan kitchen living space with Juliet balcony, 2 bedrooms, refitted bathroom suite and 2 storage cupboards. The property also benefits from a private loft space. To the rear of the building is a secure gated parking area as well as communal gardens. Viewing is highly recommended to appreciate all this apartment has to offer. Accessed via the ground floor the secure communal door provides stairs to the second floor where the apartment is situated behind a further internal door.

Entrance Hall

With 2 storage cupboards including one housing hot water tank, loft hatch, wall mounted intercom system offering both audio and video option and internal doors to:

Kitchen-Living Space

15' 7" max x 15' 3" (4.75m max x 4.65m)
Kitchen area offers fully fitted kitchen with a range of wall and base units with work tops over, stainless steel 1 and 1/2 bowl sink and drainer, electric oven, electric hob with cooker-hood over, space and plumbing for washing machine. There is then space for dining and living areas with electric radiator, double glazed window and double glazed

French doors to Juliet balcony.

Bedroom One

15' 7" x 10' 4" (4.75m x 3.15m)
With radiator and double glazed window to the side

Bedroom Two

8' 10" x 8' 3" (2.69m x 2.51m)
With radiator and double glazed window to the side

Bathroom

Partially tiled and recently refitted modern suite comprising bath with mixer tap and mains powered shower over, wash hand basin, low level WC, heated towel rail, extractor fan and double glazed window to the side

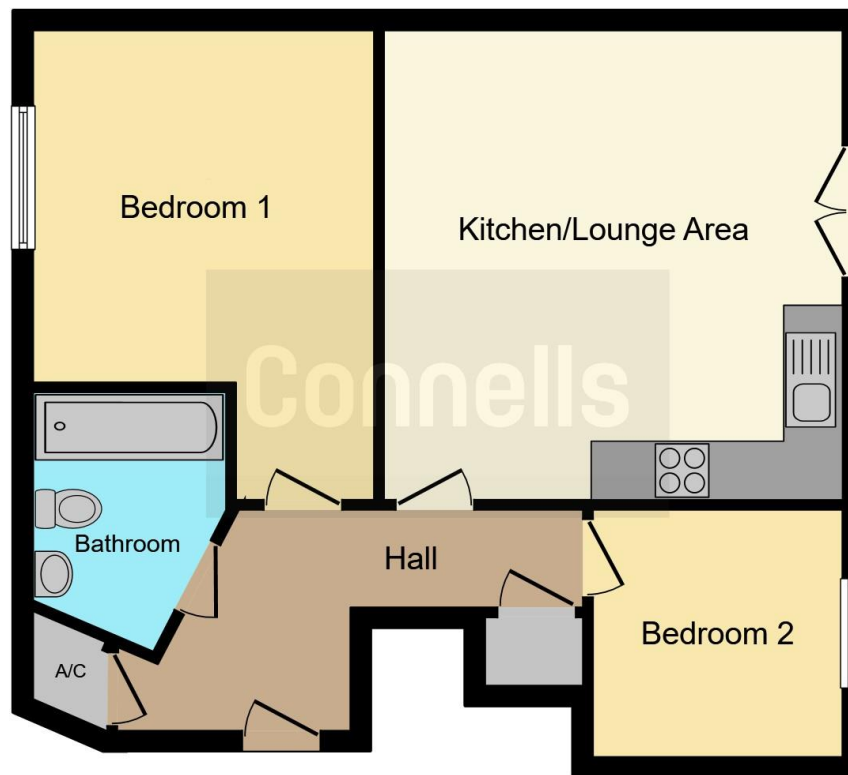
Outside

Behind secure fob accessed gates is the parking area with 1 space assigned to the apartment. The parking area is surrounded by communal gardens.









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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
SUTTON COLDFIELD B72 1XA

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310028

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310028 - 0005

