



**Connells**

Cartmel Court North Park Road  
Birmingham



### Property Description

A well presented 2 double bedroom 1st floor flat. Located close to main road and rail links giving easy access to Birmingham City Centre, Lichfield City and Sutton Coldfield. Offered with no upward chain. The property benefits from a long lease. The flat has a single garage en bloc behind secured gates. The accommodation comprises of a secure entry intercom system giving access to the communal hallway. There is a private hallway with a storage cupboard, good sized lounge, fitted kitchen and 2 double bedrooms. There is a refitted shower room. The home is ready to move into and would suit first time buyers, divorcee or investment buyers.

### Communal Hallway

Having phone entry intercom system giving access into the communal hall with stairs leading to the first floor landing. Entrance door gives access into private accommodation.

### Private Hallway

Having doors giving access into the lounge, kitchen, the two bedrooms and the bathroom. Having phone entry intercom system to wall, decorative dado railing and door off to storage cupboard.

### Lounge

15' x 11' 11" (4.57m x 3.63m)

Having double glazed window to the front and double glazed picture window to the front. TV aerial point, feature fire place with stone insert and hearth and surround, coving to ceiling, decorative dado railing and an electric panel heater.

### Fitted Kitchen

8' 11" x 7' 1" MAX (2.72m x 2.16m MAX)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, built in display cabinet, double glazed window to the rear, stainless steel sink and drainer unit with mixer tap over, cupboards under and decorative splash back tiling, integrated gas hob with built in cooker hood and extractor over, space and plumbing for a washing machine, integrated fridge, integrated freezer and tiled flooring.

### Bedroom One

15' 1" x 9' 4" (4.60m x 2.84m)

Having double glazed window to the front, frosted double glazed window to the side and laminate flooring.

### Bedroom Two

9' 5" x 7' 10" (2.87m x 2.39m)

Having double glazed window to the rear and having views over the communal gardens.

### Shower Room

Having rainfall shower cubical with eclectic shower over, vanity wash hand basin with cupboards under, low level flush WC, extractor fan to walls, full tiling to walls and wall mounted heated towel rail.

## Outside

## Communal Gardens

Having garden laid to lawn.

## Garage En-Bloc

The property benefits from having a garage en-bloc and is set behind secure gated entry.









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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