



Connells

Caversham Place
Sutton Coldfield



Property Description

A three bedroom upper floor apartment located in the sought after and private gated development of Caversham Place in the heart of Sutton Town Centre, close to bars, restaurants, amenities, train station, Wyndley Leisure centre and Royal Sutton Park. The accommodation is a great size and has the benefit of having a balcony in the lounge and 2 Juliet balconies, 1 in the Master bedroom and 1 in the kitchen offering a touch of outside space. The property is located to the rear of the development overlooking communal gardens. The accommodation comprises a secure entry video intercom system, lift facility. there is a good sized square reception hall giving access to all rooms, excellent sized family lounge diner with balcony access, impressive dining kitchen with Juliet balcony, master bedroom with built in wardrobes, en-suite shower room and Juliet balcony, 2 further double bedrooms and a family bathroom. The property benefits from an allocated parking space and there are communal visitors parking spaces. The apartment benefits from double glazing and electric heating.

Communal Hallway

The property is accessed by video intercom system into the communal hallway with stairs leading up to the landing of the apartment and having lift facility.

Private Entrance Hall

Being a good sized square entrance hall with doors giving access to all rooms to include the family lounge diner, dining kitchen, three bedrooms and the family bathroom, laminate flooring, decorative coving, spotlights to ceiling, storage heater to wall, two separate built-in storage cupboards providing excellent storage and one housing the water heater.

Family Lounge

18' 1" x 16' 5" (5.51m x 5.00m)

Being a superb sized family lounge diner, having double glazed window double glazed French doors leading to a Juliet balcony, storage heater to wall, TV aerial point, laminate flooring, two ceiling roses and decorative coving to ceiling.

Dining Kitchen

16' 3" x 12' 1" MAX (4.95m x 3.68m MAX)

Briefly comprising a modern fitted dining kitchen having fitted base units with work surfaces over, fitted matching wall units, double glazed window and double glazed French doors opening to the Juliet balcony, stainless steel sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, integrated electric oven, integrated electric induction hob, built-in cooker hood and splash back, integrated dishwasher, integrated fridge, integrated freezer, storage heater to wall, tiled flooring, TV aerial point, coving to ceiling and spotlights to ceiling.

Bedroom One

15' 9" MAX x 12' (4.80m MAX x 3.66m)

Having double glazed French doors to the balcony, three built-in double wardrobes, coving to ceiling, paneled heater to the wall and door to en-suite shower room.

En-Suite Shower Room

Having shower cubicle with electric shower facility, wash hand basin, low level flush WC, frosted double glazed window, wall mounted heated towel rail radiator, shaver point, extractor fan, spotlights to ceiling, part tiling to walls and floor tiling.

Bedroom Two

10' 6" x 11' 11" (3.20m x 3.63m)

Having double glazed window, three built-in double wardrobes, decorative coving to ceiling and panel heater to wall.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Having double glazed window, TV aerial point, laminate flooring and coving to ceiling.

Family Bathroom

Having paneled bath, power shower over, low level flush WC, pedestal wash hand basin, shaver point, extractor fan, spotlights to ceiling, radiator to wall, part tiling to walls and floor tiling.

Outside

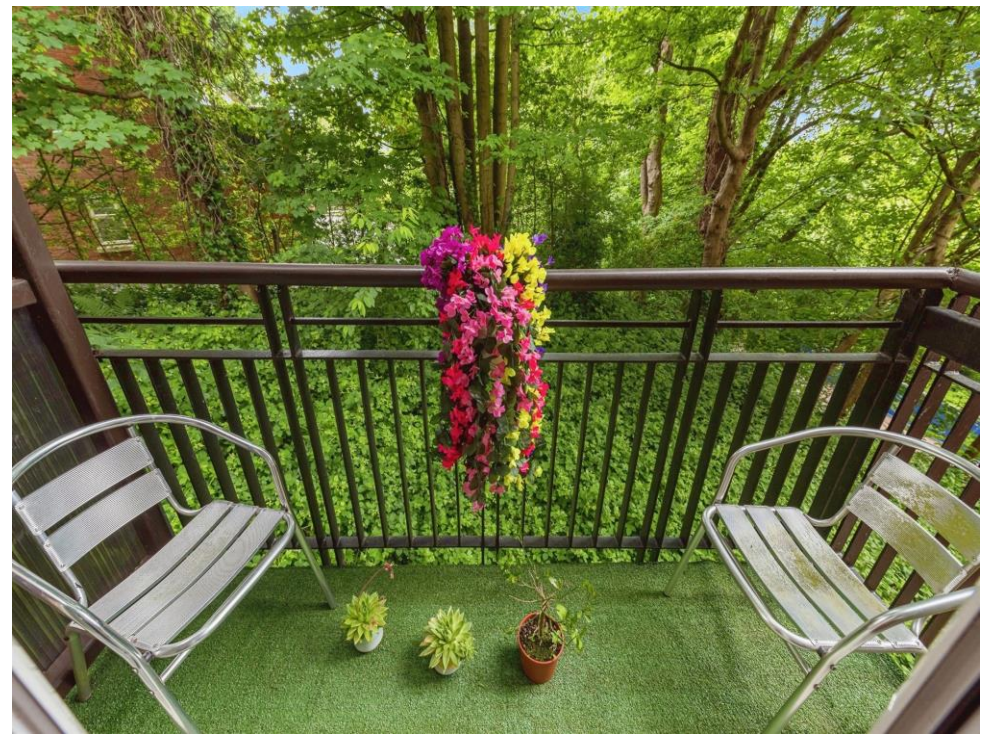
Communal Gardens

The property benefits from having excellent communal gardens which are mature, established and well maintained.

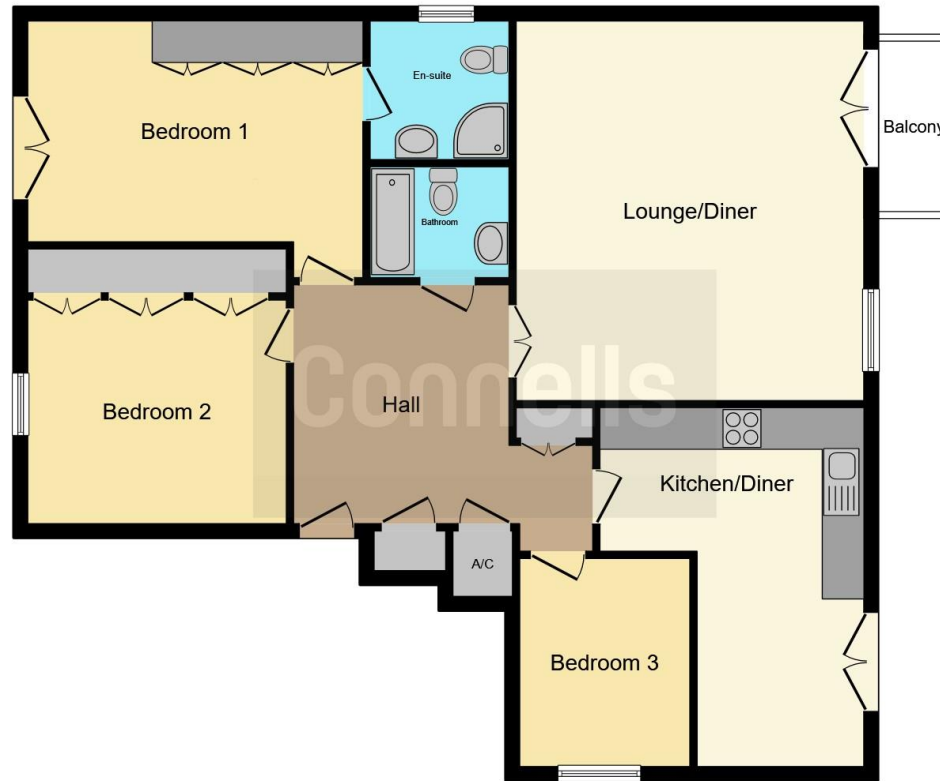
Allocated Parking

The property benefits from an allocated parking space and there is an additional communal visitors parking space.









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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EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310064

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. 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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