



**Connells**

Severn Court Garrard Gardens  
Sutton Coldfield



## Property Description

A well presented 1 double bedroom second floor apartment located on the highly sought after Garrard Gardens development with close access to Sutton Coldfield Town Centre, train station and Royal Sutton Park. The property is in excellent order and has the benefit of an extended lease. The accommodation comprises a secure entry intercom system with stairs leading up to the second floor landing and the private entrance hall. Having a good private reception hall with built-in storage cupboard, having an impressive open plan lounge dining room, separate fitted kitchen, an excellent sized double bedroom with views over the communal gardens and separate bathroom. The property benefits from having communal gardens and communal residence parking.

## Communal Entrance

There is a security entry intercom system giving access into communal hallway with stairs leading onto the second floor landing, Door gives access to the private accommodation,

## Private Hallway

Being a good sized open plan private hallway, having electric radiator to wall, built-in storage cupboard providing excellent storage space and having a hanging rail. Phone entry intercom system, doors give access into the lounge diner, kitchen and bathroom.

## Lounge Diner

20' 11" x 12' 1" MAX (6.38m x 3.68m MAX)

Having double glazed window to the front, two electric radiators to wall, TV aerial point, coving to ceiling and wood flooring.

## Fitted Kitchen

8' 4" x 7' 7" (2.54m x 2.31m)

Being impressive fitted kitchen having fitted base units with roll edge work surfaces over and matching upstand, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over cupboards under, integrated electric oven, integrated electric hob, space and plumbing for a washing machine, space for a fridge freezer and floor tiling.

## Double Bedroom

12' 2" x 10' 10" (3.71m x 3.30m)

Having a double glazed window to the rear overlooking the communal gardens, telephone point and electric radiator to wall. Space for wardrobes.

## Bathroom

Having a panelled bath with electric shower over, low level flush WC, wall mounted wash hand basin, double glazed frosted window to the rear, wall mounted heated towel rail, tiled flooring and part tiling to walls, door to airing cupboard providing excellent storage,

## Communal Gardens

There are gardens laid to lawn with various mature plants and shrubs.

## Communal Parking

There is communal parking area to the rear of the building which is for residence only.









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: E**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: SCO310098 - 0008