



Connells

Jerrard Court Pages Close
Sutton Coldfield



Property Description

A one double bedroom top floor flat located in a quiet cull-de-sac location. Close to main road links. Easy access to Good Hope Hospital making it an excellent buy for buy to let investors or first time buyers. Close access to Sutton Coldfield Train Station and Rectory Park. The accommodation has communal entrance hallway with access to a private hallway, good sized family lounge with views over communal gardens, refitted kitchen, refitted bathroom and a good sized double bedroom. There are communal gardens and communal parking. Double glazing and electric heating.

Communal Hallway

Having door giving access into the communal hallway and stairs lead to the 2nd floor landing. Door to the private accommodation.

Private Hallway

Having doors to the double bedroom, bathroom, storage cupboard and lounge. Laminate flooring.

Storage Cupboard

Providing excellent storage space.

Lounge Diner

18' 2" x 12' 5" (5.54m x 3.78m)

Having double glazed window to the rear overlooking the communal gardens, telephone point, TV aerial point, coving, laminate floor, two panel heaters to the wall. Doorway to the Kitchen.

Fitted Kitchen

10' 3" x 6' 9" (3.12m x 2.06m)

Comprising a modern fitted kitchen with built in base units with work surfaces over, fitted matching wall units, one and a half bowl and sink unit with mixer tap over and cupboards under, electric cooker point, space and plumbing for a washing machine, space for a fridge freezer. Double glazed window to the front and to the side.

Double Bedroom

14' 1" x 10' 4" (4.29m x 3.15m)

Having double glazed window to the rear overlooking the communal gardens and laminate floor,

Bathroom

Comprising a 3 piece white bathroom suite having paneled bath with electric shower over, low level flush WC, wall mounted wash basin with built in cupboard under, part tiling to walls, double glazed window and cupboard to wall housing the hot water tank.

Communal Gardens

Having communal gardens with garden laid to lawn, plants, trees and shrubs.

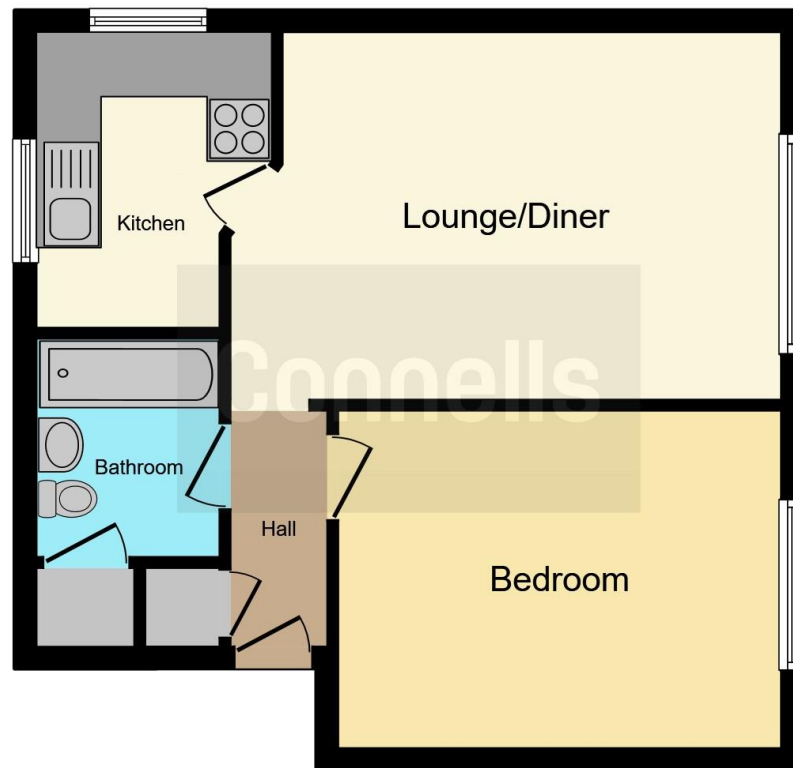
Communal Parking

Having communal parking to the front on Pages Close.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310238

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 1973. 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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