



**Connells**

Caversham Place  
SUTTON COLDFIELD



# Caversham Place SUTTON COLDFIELD B73 6HY

for sale offers over  
**£210,000**



## Property Description

\*\*\* 12 MONTH'S SERVICE CHARGE PAID UNTIL FEBRUARY 2026\*\*\* Connells are pleased to present this two bedroom second floor apartment located in an executive development right in the heart of Sutton Coldfield Town Centre. The apartment is walking distance to the town centre, train station and park making it an ideal location for all. The apartment offers a light and spacious Living Room with feature boxed windows, through to a fully fitted modern kitchen. The master bedroom features built in wardrobe space and the apartment offers further built in storage in both the Hall and Shower Room. The shower room has been recently refitted to provide walk in double shower. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the main door the property comprises:

## Entrance Hall

With wall mounted intercom system providing both video and audio, spacious storage cupboard with double doors and internal doors to:

## Living Room

18' 5" x 12' 10" ( 5.61m x 3.91m )

With feature windows to the rear, two radiators and doorway through to the kitchen

## Kitchen

6' 6" MAX x 9' 2" MAX ( 1.98m MAX x 2.79m MAX )

Fully fitted modern kitchen with a range of

wall and base units with worktops over, electric oven, induction hob with cooker-hood over, sink and drainer with mixer tap, integrated dishwasher and washer-dryer, splashback tiling and space for freestanding fridge-freezer

## Bedroom One

10' 1" MAX x 11' 4" MAX ( 3.07m MAX x 3.45m MAX )

With double glazed window to the rear, radiator and built in wardrobes

## Bedroom Two

11' 6" x 8' ( 3.51m x 2.44m )

With radiator and double glazed window to the rear

## Shower Room

Partially tiled suite comprising double walk-in shower, wash hand basin, low level WC, extractor fan and airing cupboard with shelving for storage

## Outside

The property is situated behind secure electric gates and offers one allocated parking space with further guest and communal spaces available

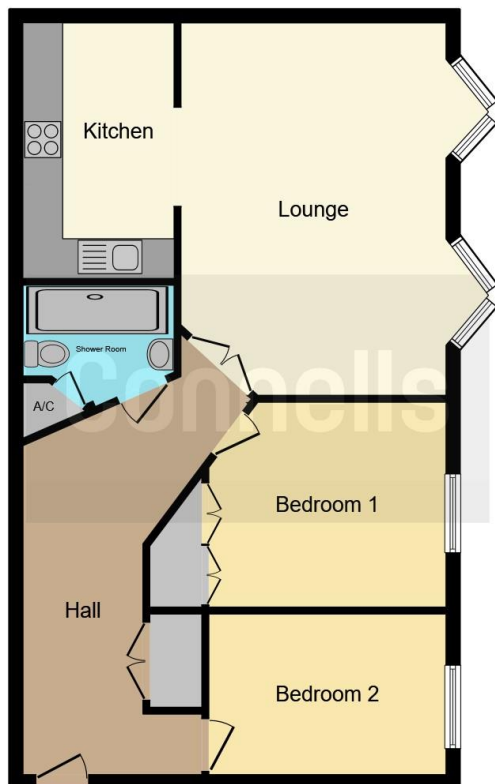












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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/SCO309109](http://connells.co.uk/Property/SCO309109)**

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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