



**Connells**

Philip Court Berryfields Road  
SUTTON COLDFIELD



## Property Description

Connells are pleased to present this immaculate 2 double bedroom upper floor apartment in an ideal location close to sought after schools along with popular commuter routes and transport links. The apartment benefits from the service charge covering all heating bills and recently updated heating system. There is a spacious front to back lounge-diner with floor to ceiling window along with modern fitted kitchen. The bathroom has been refitted to provide a luxury walk in shower room. There is communal parking behind the building and the block is surrounded by extensive communal gardens. Viewing is highly recommended. Accessed via the main door the property comprises:

### Entrance Hall

With main door, wall mounted intercom system, radiator, storage cupboard and doors to:

### Living Room

19' 11" x 10' ( 6.07m x 3.05m )

With radiator, double glazed floor to ceiling window to the front and door to the Kitchen

### Kitchen

11' 11" MAX x 5' 11" MAX ( 3.63m MAX x 1.80m MAX )

Fully fitted modern kitchen with a range of wall and base units with worktops over, integrated fridge-freezer, electric oven, electric hob with cooker-hood over, sink and drainer, splashback tiling, radiator and double

glazed window to the side

### Bedroom One

15' 11" x 8' 8" ( 4.85m x 2.64m )

With radiator and double glazed window to the front

### Bedroom Two

12' 4" x 7' 8" ( 3.76m x 2.34m )

With radiator, built in wardrobe and double glazed window to the front

### Shower Room

Fully tiled suite comprising walk in double shower with electric shower fitted, low level WC, wash and basin with storage, built in shelving area, extractor fan and heated towel rail style radiator

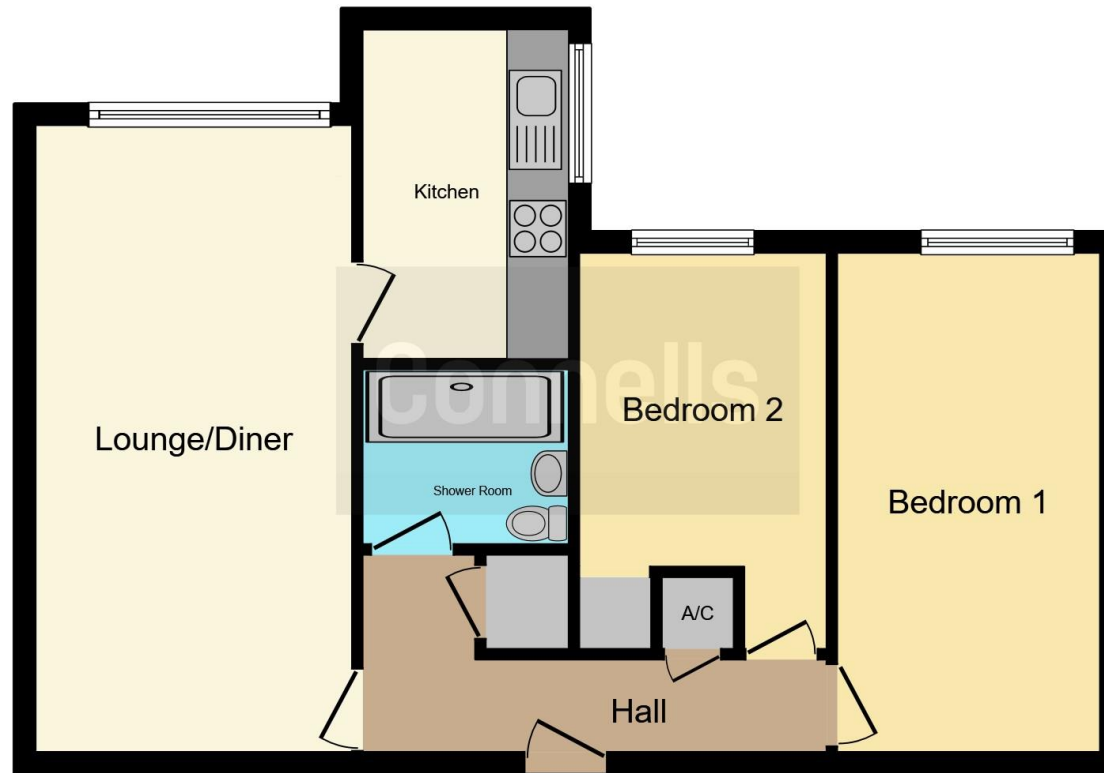
### Outside

The building is surrounded by communal gardens and to the rear of the block is a communal parking area restricted to occupants of Philip Court 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)

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/SCO310261](http://connells.co.uk/Property/SCO310261)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 1984. 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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Property Ref: SCO310261 - 0003