



Connells

Jasmine Walk
Birmingham



Property Description

An immaculately presented two bedroom ground floor flat, located in a popular location, overlooking open parkland to the front. The accommodation has an allocated parking space set behind gated entrance. The property is located close to main road transport links and benefits from having secure entry intercom system into the communal hallway, with access into a private hallway. The private hallway is entered via secure entry intercom system and has a excellent sized lounge diner with balcony, two good sized bedrooms and a modern fitted kitchen. There is double glazing and the property benefits from having gas central heating. ***VIEWING ESSENTIAL***

Communal Hallway

Having secure entry intercom system, giving access into the communal hallway with steps leading out to the private accommodation.

Hallway

Phone entry system to the wall, doors give access into the lounge, diner, the two bedrooms the kitchen and the bathroom. Door to built-in storage cupboard.

Lounge Diner

16' 9" MAX, PLUS THE DOOR RECESS x 16' 1" MAX (5.11m MAX, PLUS THE DOOR RECESS x 4.90m MAX)

Having two double glazed windows to the front, radiator to wall, telephone point, TV

aerial point, double glazed French door giving access onto the balcony.

Balcony

Being a good sized balcony with area to sit and overlooks the parkland area.

Breakfast Kitchen

11' 4" x 8' 11" (3.45m x 2.72m)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and decorative splash back tiling. Fitted matching wall units, two double glazed windows, stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan over with splash back, space and plumbing for a washing machine, space for a fridge freezer, wall mounted central heating boiler, radiator to wall, space for a table and spotlights to ceiling.

Bedroom One

13' 5" x 10' PLUS THE DOOR RECESS (4.09m x 3.05m PLUS THE DOOR RECESS)

Two double glazed windows to the front, radiator to wall, telephone point and TV aerial point.

Bedroom Two

10' 11" x 7' (3.33m x 2.13m)

Having double glazed window to the front and radiator to wall.

Bedroom

Briefly comprising a three piece bathroom suite, having panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, extractor fan to wall, shower point, frosted double glazed window to the rear, part tiling to walls and wall mounted heated towel rail radiator.

Outside

Communal Gardens

Having garden laid to lawn.

Allocated Parking Space

The property benefits from having an allocated parking space, that is set behind gated entry, which is at the side of the building.









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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
SUTTON COLDFIELD B72 1XA

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310280

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jul 2018. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310280 - 0002