



Connells

Holly Park Drive
Birmingham



Property Description

BEING SOLD WITH AN EXTENDED LEASE UPON COMPLETION A good sized 2 double bedroom ground floor flat located in the popular Holly Park Drive cul-de-sac with close access to main road transport links. The property is offered with NO CHAIN. The accommodation comprises a secure entry intercom phone system into a communal hallway, private hallway, good sized lounge diner which has a door giving access in to the refitted kitchen. The kitchen overlooks the rear communal gardens. There are 2 good sized bedrooms and a separate refitted bathroom. There is a garage en bloc and communal parking and gardens. The property requires some cosmetic attention to include some repainting. The flat benefits from storage heating and double glazing.

Communal Hallway

Having video entry intercom system, giving access into the communal hallway with private entrance door into the main accommodation.

Private Hallway

Having doors giving access into the lounge, diner, the two bedrooms, the bathroom and a large built-in storage cupboard and having telephone point and phone entry intercom system to wall.

Store Room

Having hanging rail and providing excellent storage space.

Lounge

17' 6" x 10' 10" (5.33m x 3.30m)

Having double glazed window to the side, radiator to wall, TV aerial point and glazed door gives access into the kitchen.

Fitted Kitchen

10' 9" x 8' 2" (3.28m x 2.49m)

Briefly comprising a modern refitted kitchen, having fitted base units with square edge work surfaces over and fitted matching wall units, double glazed window overlooking the communal gardens, sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated electric hob, built-in cooker hood with extractor fan over, space and plumbing for a washing machine, space for a fridge freezer, wall mounted central heating boiler, concealed behind a cabinet.

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

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

Bedroom Two

10' x 8' 7" (3.05m x 2.62m)

Having radiator to wall and double glazed window to the rear, overlooking the communal gardens.

Refitted Bathroom

Having panelled bath, with mixer tap over, vanity wash hand basin with cupboards under, low level flush WC, radiator to wall, frosted double glazed window to the rear, floor tiling and some wall tiling.

Outside

Communal Gardens

Having garden laid to lawn.

Communal Parking

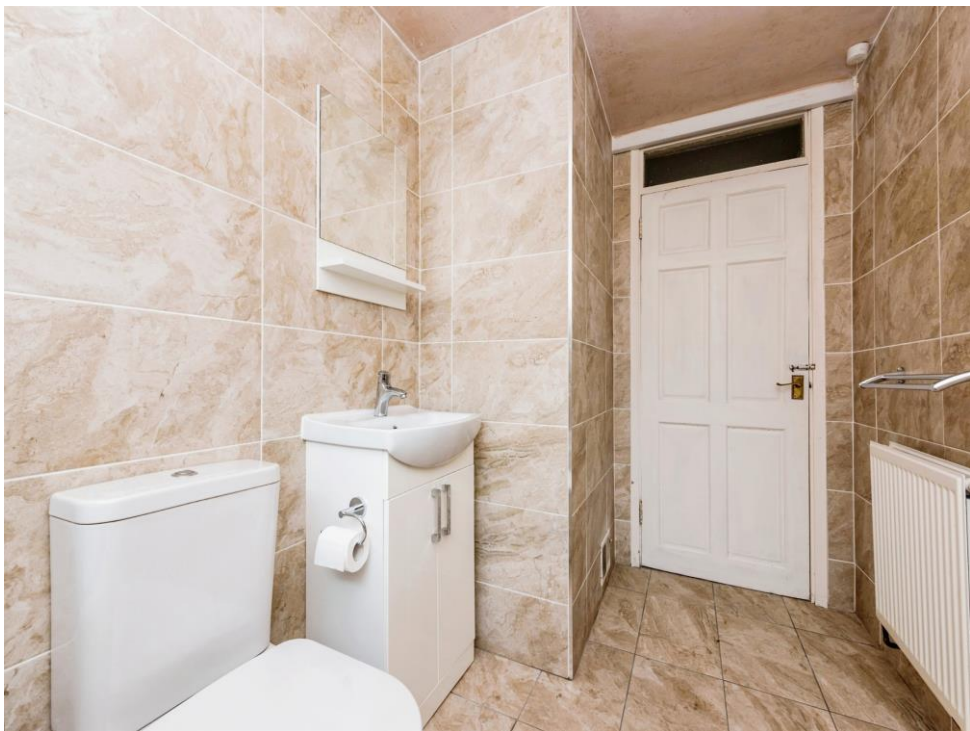
Garage En-Bloc.

The property benefits from having a garage en-bloc. It is a single garage with up and over door.

Agents Note

PLEASE NOTE THE SELLER IS OFFERING THE PROPERTY WITH AN EXTENDED LEASE UPON COMPLETION









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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310071

This is a Leasehold property with details as follows; Term of Lease 99 years from 08 Jul 1983. 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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