



Connells

Tower Road
Sutton Coldfield



Property Description

A well presented two bedroom ground floor maisonette, private rear garden, The property is located close to main road and rail transport links and in an excellent school catchment area. The accommodation has the benefit of communal parking and a single garage en-bloc. The property comprises an entrance hallway, good sized lounge, modern refitted kitchen, refitted shower room, two bedrooms and also benefits from an extended.

Entrance Hall

Having double glazed door giving access into entrance hallway, radiator to wall, doors off to the lounge, the bathroom and the two bedrooms, and door off to an built-in storage cupboard.

Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

Having double glazed window to the front, radiator to wall, feature fire surround with electric fire facility, TV aerial point, coving to ceiling and doorway gives access into the modern refitted kitchen.

Kitchen

9' 2" x 6' 4" (2.79m x 1.93m)

Briefly comprising a modern refitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the front, overlooking the front garden, 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, space and plumbing for a washing machine, space and plumbing for a slim-line dishwasher, integrated fridge, integrated freezer. tiled flooring and a wall mounted central heating boiler concealed by a built-in cupboard.

Bedroom One

14' 4" x 7' 9" EXCLUDE WALKWAY & WARDROBES (4.37m x 2.36m EXCLUDE WALKWAY & WARDROBES)

Having double glazed window to the rear, radiator to wall, having three built-in wardrobes, some with mirrored fronts. Coving to ceiling and wall light.

Bedroom Two

11' 1" MAX x 8' (3.38m MAX x 2.44m)

Having double glazed window to the rear and radiator to wall. This room is currently used as a dining room.

Refitted Shower Room

Having shower cubicle with electric shower facility, low level flush WC, vanity hand wash basin with cupboard under, radiator to wall, full tiling to walls, tiled flooring and frosted double glazed window to the side.

Outside Front

Having garden laid to lawn and pathway leading to the front of the property.

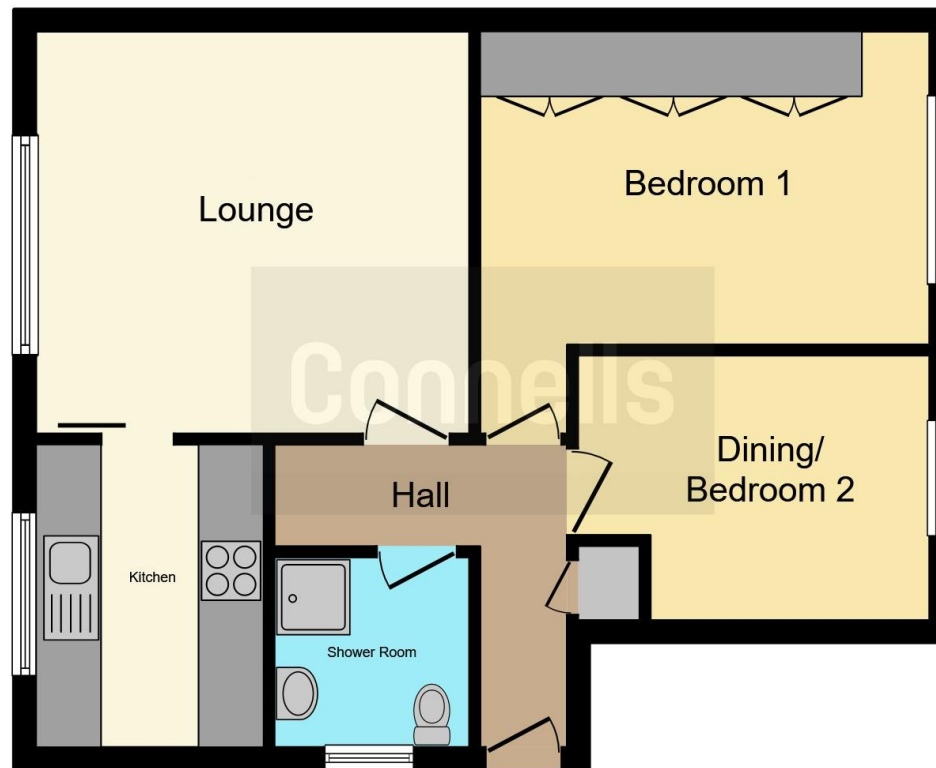
Rear Garden

Having patio area, garden laid to lawn, planted borders and space for a shed.









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: Awaited

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jul 1965. 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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