



**Connells**

Blackett Court Braemar Road  
SUTTON COLDFIELD



# Blackett Court Braemar Road SUTTON COLDFIELD B73 6LX

for sale  
**£150,000**



## Property Description

A well presented 1 double bedroom ground floor maisonette with its own private entrance door. The maisonette benefits from only having another maisonette to the side of it with nothing above. It benefits from having its own private entrance hallway. A lounge with balcony overlooking communal gardens. Double bedroom with built-in wardrobe. Refitted kitchen and refitted bathroom with shower over bath. Property benefits from having electric heating and having double glazing. There is a garage on block, communal parking and communal gardens. Located close to main road, transport links, local amenities and Royal Sutton Park. Ideal 1st buyer property.

## Entrance Hall

Having double glazed entrance door giving access to the hallway. Having loft access. Doors off to the lounge, the kitchen and the bathroom. Cupboard to wall housing electricity meter.

## Lounge

11' x 11' 11" ( 3.35m x 3.63m )

Having double glazed picture window to the rear overlooking the communal gardens. French door gives access onto the balcony. Electric heater to wall. TV aerial point and door into the double bedroom.

## Fitted Kitchen

5' 10" x 8' 6" ( 1.78m x 2.59m )

Briefly comprising a modern refitted kitchen. Having fitted base units with roll edge work surfaces over and fitted matching wall units. Splash back. Double glazed window to the rear. Stainless steel sink and drainer unit with mixer tap over and cupboard under. Space and plumbing for a washing machine, space for a fridge/freezer. Door to storage cupboard housing hot water heater.

## Double Bedroom

10' x 7' 11" ( 3.05m x 2.41m )

Having double glazed window to the rear. Built-in double wardrobe and electric heater to wall.

## Bathroom

Having panelled bath with rainfall and hand-held shower over. Low level flush WC. Pedestal wash hand basin. Frosted double glazed window to rear. Splash back tiling. Electric heater to wall.

## Outside Communal Gardens

Having garden laid to lawn and pathway and planted borders.

## Communal Parking

The parking works on a first come first served basis

## Garage On Block

The property benefits from a single garage on block. This garage has been un-measured and the seller advises that the garage is labelled number 15.



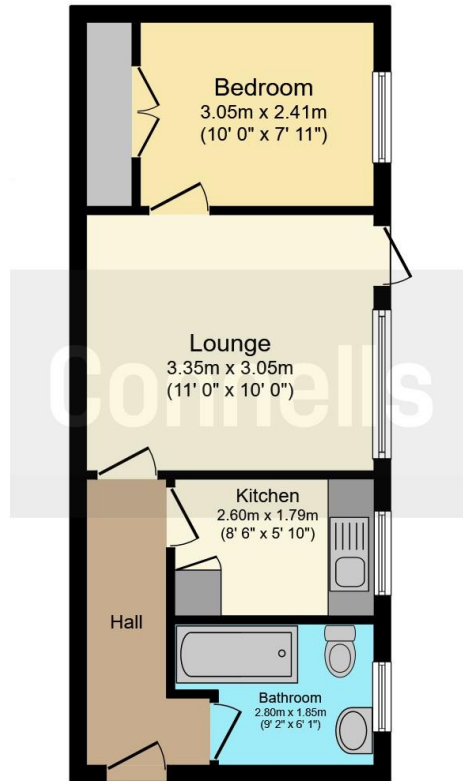












Total floor area 36.4 m<sup>2</sup> (391 sq.ft.) approx

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)

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**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310576](http://connells.co.uk/Property/SCO310576)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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