



**Connells**

Eaton Court Mulroy Road  
Sutton Coldfield





### Property Description

A well presented 3 bedroom ground floor apartment located close to Royal Sutton Park, giving convenient access to local road and rail transport links. In an excellent school catchment area for both primary and senior schools and close to local amenities. The property is offered with no upward chain. The accommodation comprises secure intercom system into the communal hallway, private hallway, good sized lounge/diner with French door opening onto the communal gardens. Refitted kitchen. Inner hallway with master bedroom with built-in wardrobes and further double 2nd bedroom and a refitted shower room. The property benefits from a garage en block and has communal parking.

### Communal Hallway

Having secure entry intercom system giving access into the communal hallway. The communal hallway has a door giving access into the private accommodation

### Private Hallway

Having door giving access to the lounge and the modern refitted kitchen. Heater to wall.

### Kitchen

12' 10" Maximum x 11' 6" ( 3.91m Maximum x 3.51m )

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units. One and a half bowl sink drainer unit with mixer tap over, cupboards under. Integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan. Space and plumbing for a washing machine, space and

plumbing for a dishwasher. Space for a fridge/freezer. Radiator to wall. Under lighting to all units and double glazed window.

### Family Lounge/Diner

18' 2" x 11' 6" plus the door recess ( 5.54m x 3.51m plus the door recess )

Having double glazed French door giving access into the rear garden with double glazed windows overlooking the communal gardens. Telephone point, TV aerial point, coving to ceiling and door gives access into the inner hall.

### Inner Hall

Having doors off to the 3 bedrooms and the family shower room.

### Bedroom 1

13' 10" To the front of the wardrobes x 11' 7" ( 4.22m To the front of the wardrobes x 3.53m )

Having double glazed window overlooking the communal gardens. Radiator to wall. Telephone point. 2 built-in double wardrobes and cupboards over the bed area. Coving to ceiling.

### Bedroom 2

12' Maximum x 11' 7" ( 3.66m Maximum x 3.53m )

Having double glazed window to the rear. Radiator to wall and 2 built-in double wardrobes.

### Bedroom 3

8' 3" x 8' ( 2.51m x 2.44m )

Having double glazed window and radiator to wall.

### Refitted Family Shower Room

Briefly comprising a refitted walk-in shower, wall mounted wash hand basin, low level flush WC, extractor fan, floor tiling and part tiling to walls. Frosted double glazed window.

### Communal Gardens

The property benefits from mature and landscaped communal gardens with mainly garden laid to lawn with various plants and trees.

### Garage En Block

(Garage is un-measured) and comprises a single garage with up and over door.















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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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