



**Connells**

Cherwell Court Garrard Gardens  
Sutton Coldfield





## Property Description

A well located two bedroom ground floor apartment, in good decorative order, located in the heart of Sutton Coldfield town centre on the popular Garrard Gardens development. The property has the benefit of being close to main rail and road transport links and having access to local amenities and shopping and a short walk from Sutton Park. THE PROPERTY IS OFFERED WITH NO CHAIN and has accommodation comprising a secure entry intercom system into a communal hallway. The apartment comprises a private entrance hall, a good size lounge, modern refitted kitchen, refitted bathroom and two bedrooms. There is double glazing and electric storage heating. The apartment enjoys views on three sides over the well maintained gardens. The property is an ideal first time buyer, down sizer or investment buy.

## Communal Hallway

Having a secure entry intercom system giving access into the communal hall. Door gives access to the private entrance hall and door at the rear gives access into the communal gardens.

## Private Entrance Hall

Having doors giving access into the lounge, the two bedrooms and the bathrooms. Electric storage heater to wall. Secure entry intercom phone system to wall.

## Lounge

16' 9" x 11' 11" ( 5.11m x 3.63m )

Having double glazed window to the front and two double glazed windows to the side. Two electric storage heaters. Wall mounted electric fire, telephone point, TV aerial point and door gives access into the refitted kitchen. Views over the communal gardens to the front.

## Refitted Kitchen

8' 5" x 7' 10" ( 2.57m x 2.39m )

Briefly comprising a modern refitted kitchen having fitted base units with roll edge work surfaces over and matching upstand, fitted matching wall units, double glazed window to the rear overlooking the communal gardens. One and half bowl stainless steel sink unit and drainer with mixer tap over and cupboards under. Integrated electric oven, integrated electric hob with built-in cooker hood with extractor fan over. Space for a fridge/freezer, space and plumbing for a washing machine and coving to ceiling. Views over the communal gardens to the rear.

## Bedroom One

12' 10" x 12' 7" ( 3.91m x 3.84m )

Having double glazed window to the front overlooking the Garrard Gardens development. Having generous built-in wardrobes with one having a mirrored front, coving to ceiling and storage heater to wall. Views over the communal gardens to the front.

## Bedroom Two

7' 6" x 7' 5" ( 2.29m x 2.26m )

Having double glazed window to the rear overlooking the communal gardens. Electric storage heater to wall and two built-in storage cupboards. Views over the communal gardens to the rear.

## Bathroom

Comprising a four piece white bathroom suite. Having panelled bath with central mixer tap over, separate cubicle with rainfall and hand-held facility. Low level flush WC. Wall mounted wash hand basin with cupboard under. Wall mounted heated towel rail radiator, extractor fan, tiled floor and wall tiles, frosted double glazed window to the rear and electric heater to wall.

## Outside Facilities

An outside tap is available for watering pots. Communal washing lines and refuse storage cupboard.

## Parking

Resident parking is closeby. Garages are often available by private arrangement.

## Outside Communal Gardens

The property benefits from having well maintained communal gardens with garden laid to lawn and with borders. There are mature and established and seasonally they benefit from the beauty of the cherry blossom trees.Pathway leading to town centre (5 minute walk).

## Rear Communal Gardens

Having lawned gardens and pathway















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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4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D

Council Tax  
 Band: B

Service Charge:  
 3432.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310411](http://connells.co.uk/Property/SCO310411)**

This is a Leasehold property with details as follows; Term of Lease 146 years from 21 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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