



Connells

The Sycamores Vesey Close
Sutton Coldfield

The Sycamores Vesey Close Sutton Coldfield B74 4QL

for sale
£250,000



Property Description

A well presented two double bedroom first floor apartment set in established and mature communal grounds with easy access to main shopping facilities. The property has the benefit of being tucked away off of the main road and has secure entry intercom system. There is a communal hallway leading to the private entrance hall on the first floor. The private accommodation has its own entrance hallway, a superb size dual aspect lounge through dining room with windows to the front and rear and its own private balcony. There is a modern refitted kitchen with some built-in appliances and there is a main bedroom with en-suite shower room and a separate bathroom and further double bedroom. The property has the benefit of a garage en block, communal parking and superb established communal gardens. The property benefits from double glazing and gas central heating.

Communal Hallway

Having secure entry intercom system to the front and further entry to the rear of the building giving access into the communal hallway, stairs lead to the first floor landing and door gives access to the private accommodation. The gas meter is located to the external rear of the building and the water meter is located to the external front of the building. The electric meter is on the ground floor communal hallway.

Private Hallway

Being a good size T shaped entrance hallway, with radiator to wall and coving to ceiling. Doors off to the lounge, the kitchen, the two bedrooms and the bathroom. There are two built-in storage cupboards one of

which has a telephone point. The second cupboard provides excellent storage space, hanging space for coats and the fuseboard.

Lounge/Diner

22' 9" x 15' 5" maximum (6.93m x 4.70m maximum)

Being an excellent sized room. Having dual aspect with patio double glazed doors to the front leading onto a private balcony and double glazed window to the front and double glazed window to the rear. Having three radiators to wall, feature fire place with gas fire and fire surround, three wall light fittings, coving to ceiling and TV aerial point.

Refitted Kitchen

11' 7" x 7' 11" (3.53m x 2.41m)

Comprising a modern refitted kitchen with ample storage, having fitted base units with roll edge work surfaces over and matching upstand, fitted matching wall units. Double glazed window to the front, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under. Integrated electric hob with built-in cooker hood and extractor fan over, built-in electric oven, separate combi oven and grill and microwave, integrated slim line dishwasher, splash back to the hob, built-in fridge freezer, wall mounted central heating boiler and integrated washer/drier. Door off to a useful pantry/cupboard providing additional storage. Wall mounted central heating boiler

Bedroom One

13' 3" x 11' 1" (4.04m x 3.38m)

Having double glazed window to the rear, overlooking the communal gardens and garaging. Radiator to wall. Built-in wall units and door gives access into the en-suite shower room.

En-Suite Shower Room

Being a modern refitted en-suite shower room. Having shower cubicle with shower facility, wall mounted wash hand basin with cupboard under, WC, full tiling to walls, wall mounted heated towel radiator, wall mounted mirrored cabinet and frosted double glazed window to the rear.

Bedroom Two

10' 6" x 10' 11" maximum (3.20m x 3.33m maximum)

Having double glazed window to the side, radiator to wall and TV aerial point.

Family Bathroom

A well presented family bathroom comprising paneled bath with shower over, full tiling to walls, radiator to wall, shaver point, WC, extractor fan, mirror, glass shelf and separate light over the wash hand basin, mirrored wall cabinet.

Outside - Garage En Block

The property benefits from a garage en block in close proximity to the property. Please note that this garage has not been measured or inspected.

Communal Parking

The property benefits from communal parking, based on a first come first served basis.

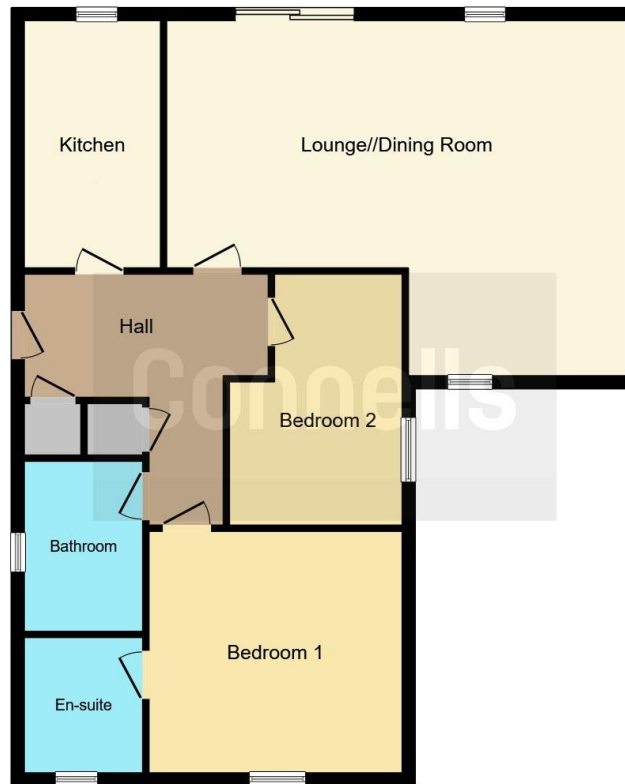
Communal Gardens

The communal gardens are mature and established with many plants, trees and shrubs and has been well maintained.









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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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1837.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310734

This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Feb 2014. 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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