



Connells

The Old Coach House While Road
Sutton Coldfield

The Old Coach House While Road Sutton Coldfield B72 1ND

for sale
£170,000



Property Description

NO CHAIN* *LOW SERVICE CHARGES A charming 1 bedroom top floor apartment situated in the heart of Sutton Coldfield with private driveway and allocated parking space. Long lease and low service charges make for the perfect apartment. This delightful modern property is walking distance from main railway links, Sutton Coldfield Centre and other local amenities. A private staircase to the side of the building takes you to the front of the apartment, where you enter into a large, open plan living kitchen area where velux windows on the roof brightens up the whole space. The modern kitchen space features fully integrated appliances, to include electric induction hob, electric oven, washing machine and built in fridge freezer. Featuring a generous double bedroom and separate dressing area with built in wardrobe space, leading in to the main bathroom.

Open-Plan Lounge/Kitchen

20' 11" x 12' 4" (6.38m x 3.76m)

Two front facing windows, two velux skylight windows together with large air conditioning unit on the ceiling .

Kitchen Area - Consists of an electric induction hob, electric oven, integrated washing machine and built-in fridge/freezer.

Main Bedroom

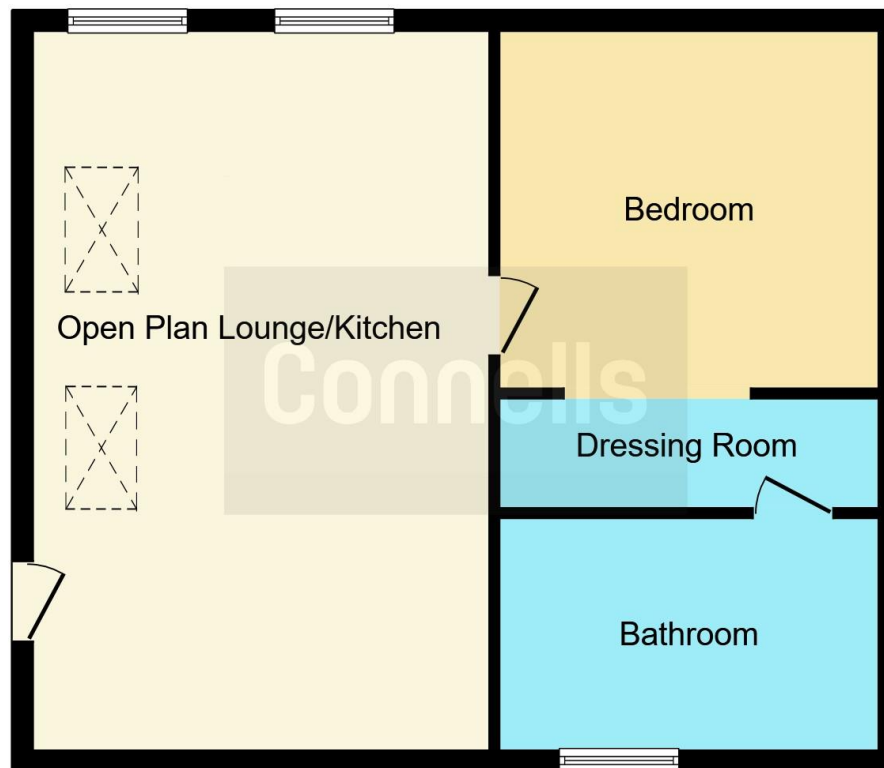
15' 3" x 9' 1" (4.65m x 2.77m)

Space for a free-standing wardrobe. Archway leads to a dressing room with a built-in wardrobe and space for a free-standing dresser. Door leads to main bathroom.

Bathroom

Rear facing frosted window. Bath with shower over, vanity hand wash basin with cupboard under, low level flush WC, heated towel radiator to wall.





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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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: B

Service Charge: 120.00 Ground Rent:
 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310747

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2015. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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