



Connells

Clyde Court Garrard Gardens
SUTTON COLDFIELD



Property Description

A well presented one double bedroom, ground floor flat located in the heart of Sutton Town Centre, close to Royal Sutton Park and Sutton Coldfield train station. THE PROPERTY IS OFFERED WITH NO CHAIN AND BENEFITS FROM HAVING AN EXTENDED LEASE. The accommodation comprises a secure entry intercom system giving access into the hallway, private hallway dual aspect lounge/diner with wooden floor, modern refitted kitchen with some built-in appliances, a excellent sized double bedroom with built-in wardrobe and a refitted shower room. The property benefits from having double glazing and electric panel heating. The property is ideal for a first time buyer or a buy-to-let investor or possibly somebody down-sizing wanting ground floor accommodation.

Communal Hallway

Having secure entry intercom system giving access into the communal hallway with door leading to the private accommodation.

Private Entrance Hall

Having electric radiator to wall, door off to built-in double storage cupboard providing excellent storage with cupboard over. Doors give access into the lounge, the kitchen, the double bedroom and the shower room.

Lounge

25' 8" x 11' 11" maximum (7.82m x 3.63m maximum)

Being a dual aspect lounge/diner. Having double glazed window to the front, double glazed window to the rear and two double glazed windows to the side, telephone point, TV aerial point, wooden floor, coving to ceiling and two electric panel radiators to wall.

Kitchen

8' 4" x 7' 1" plus the recess (2.54m x 2.16m plus the recess)

Briefly comprising a modern refitted kitchen having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear, overlooking the communal gardens, sink and drainer unit with mixer over, decorative splashback tiling, integrated electric oven, integrated electric hob with built-in extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer, glass splashback, recess area with further base unit and wall unit providing excellent storage space and having double glazed window to the rear.

Double Bedroom

12' 11" x 12' 1" (3.94m x 3.68m)

Having double glazed to the front, electric radiator to wall, built-in double wardrobe with built-in double cupboard over, having hanging rail and shelving.

Refitted Shower Room

Having a shower cubicle, wall mounted wash hand basin with built-in storage, low level flush WC, frosted double glazed window to the rear, wall mounted heated towel rail radiator, extractor fan, part tiling to walls and door to built-in storage cupboard.

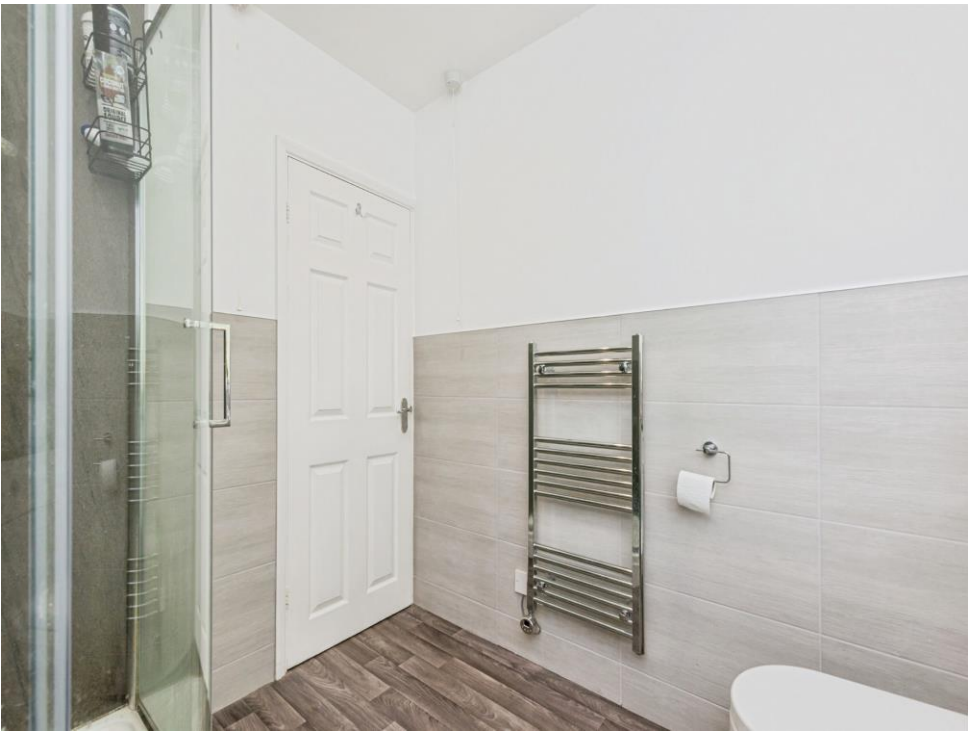
Communal Gardens

The property benefits from communal gardens to the front and rear with garden laid to lawn.

Communal Parking

The development benefits from communal parking for residents which are situated to the front and to the rear of the building.









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: C

Council Tax
 Band: B

Service Charge:
 3194.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310829

This is a Leasehold property with details as follows; Term of Lease 147 years from 08 Dec 2005. 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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