



Connells

Eaton Court Mulroy Road
Sutton Coldfield



Property Description

A stunningly presented 2 bedroom apartment in the heart of Sutton Coldfield Town Centre. This spacious property is walking distance to local amenities and has fantastic access to main road and travel links. The apartment itself is situated at the back of a quiet road, surrounded by well maintained gardens, with access to it's own private garage at the rear. A spacious living area, along with service hatch from the kitchen, makes for a bright, open plan feel to the property. With a modern, well kept kitchen with integrated appliances and recently redecorated living areas, this is ready and waiting for somebody to move straight into. The property features 2 generous double bedrooms and a modern fitted bathroom to the rear. Local primary and secondary schools make for a fantastic catchment area, and being walking distance to the famous Royal Sutton Park is a fantastic addition.

Entrance Porch/Hallway

Built-in storage cupboard offering excellent storage. Door leads to kitchen, door leads to lounge

Kitchen

12' 9" x 11' 6" (3.89m x 3.51m)

A fully integrated kitchen, comprising wooden work tops, four ring gas hob and electric oven, integrated fridge/freezer, integrated dishwasher, space and plumbing for a washing machine, tiled splashbacks and radiator to wall, large serving hatch to the lounge

Lounge/Dining Area

21' 7" x 11' 6" (6.58m x 3.51m)

An open-plan lounge/diner with space for dining table, x 2 radiators to wall, spotlights to ceiling, x 1 large window and x 1 smaller window to the front of the property. Doors lead to bedrooms.

Bedroom One

13' 5" x 11' 6" (4.09m x 3.51m)

A large double bedroom having front facing window, fitted wardrobes and radiator to wall.

Bedroom Two

11' 6" x 9' 11" (3.51m x 3.02m)

Having rear facing window, built-in wardrobes and radiator to wall.

2nd Hallway

Housing built-in storage cupboard, double airing cupboard. Door leads to bathroom

Bathroom

Comprising bath with shower over, low level flush WC, vanity hand wash basin, rear facing frosted window, towel radiator to wall.

Outside

Front

Private garage en block with communal parking on a first come first served basis. Well established, private gardens









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: C

Service Charge:
 1700.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310854

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

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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