



Connells

Caversham Place
Sutton Coldfield

Caversham Place Sutton Coldfield B73 6HW

for sale
£250,000



Property Description

Notice Of Offer

Property Address: 95 CAVERSHAM PLACE
B73 6HW

We advise that an offer has been made for the above property in the sum of £282,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 4-6 HIGH STREET,
SUTTON COLDFIELD B72 1XA.

Agents Telephone Number: 01213544481

A three bedroom, three storey mid-town house located in a private, gated development in the heart of Sutton Coldfield town centre. THE PROPERTY IS OFFERED WITH NO CHAIN. The accommodation comprises a integrated garage with driveway. On the ground floor there is a ground floor bedroom and separate shower room. There is a first floor lounge with good views over Sutton town centre and a separate fitted breakfasting kitchen. On the second floor landing there is a master bedroom with en-suite shower and a separate bathroom. The property benefits from central heating and double glazing and is need of some cosmetic updating.

Entrance Hall

Having door to the front giving access into the entrance hall, radiator to wall, door off to understairs storage cupboard, stairs lead to the first floor landing, decorative coving, spotlights to ceiling and pedestrian door gives access into the garage. Doors give access into the ground floor shower room and the ground floor bedroom three.

Ground Floor Shower Room

Having shower cubicle with mixer tap, wash hand basin, low level flush WC, spotlights to ceiling, frosted double glazed window, extractor fan and wall mounted heated towel rail radiator.

Bedroom Three

13' 7" x 8' 8" (4.14m x 2.64m)

This bedroom is situated on the ground floor has TV aerial point and double glazed French doors and double glazed window to the rear, radiator to wall.

First Floor Landing

Doors lead to the fitted kitchen and the lounge/diner and stairs lead to the second floor landing.

Family Lounge

22' 4" maximum x 13' 10" maximum (6.81m maximum x 4.22m maximum)

Having double glazed window to the rear, radiator to wall, TV aerial point, double glazed door to the Juliet balcony, gas fire to wall, coving to ceiling. Please note that this is an

irregular shaped room.

Fitted Kitchen

11' 5" x 8' 3" minimum (3.48m x 2.51m minimum)

Briefly comprising a modern fitted kitchen having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the front, sink and drainer unit with mixer tap over, integrated electric oven, integrated gas hob and built-in cooker hood, decorative splash back tiling, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated fridge and freezer, radiator to wall, fitted breakfast table, coving to ceiling and spotlights.

Second Floor Landing

Having doors off to the two bedrooms and the bathroom.

Bedroom One

11' 11" x 12' maximum (3.63m x 3.66m maximum)

Having double glazed French doors with Juliet balcony, radiator to wall, telephone point, TV aerial point, two built-in double wardrobes and door to the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, wash hand basin, low level flush WC, part tiling to walls, spotlight and extractor fan.

Bedroom Two

14' 2" maximum x 9' (4.32m maximum x 2.74m)

Having double glazed window to the rear, radiator to wall, built-in wardrobe and decorative coving to ceiling.

Second Floor Bathroom

Having panelled bath, wash hand basin, extractor fan, low level flush WC, shaver point, frosted double glazed window, wall mounted heated towel rail radiator, part tiling to walls, cupboard to wall housing the immersion heater and loft access.

Outside Front

Having driveway providing off-road parking for a car and access to the garage.

Garage

15' 5" x 8' 10" (4.70m x 2.69m)

Having power and lighting, remote control up and over door, wall mounted central heating boiler, gas meter and electricity meter and pedestrian door gives access into the hallway.

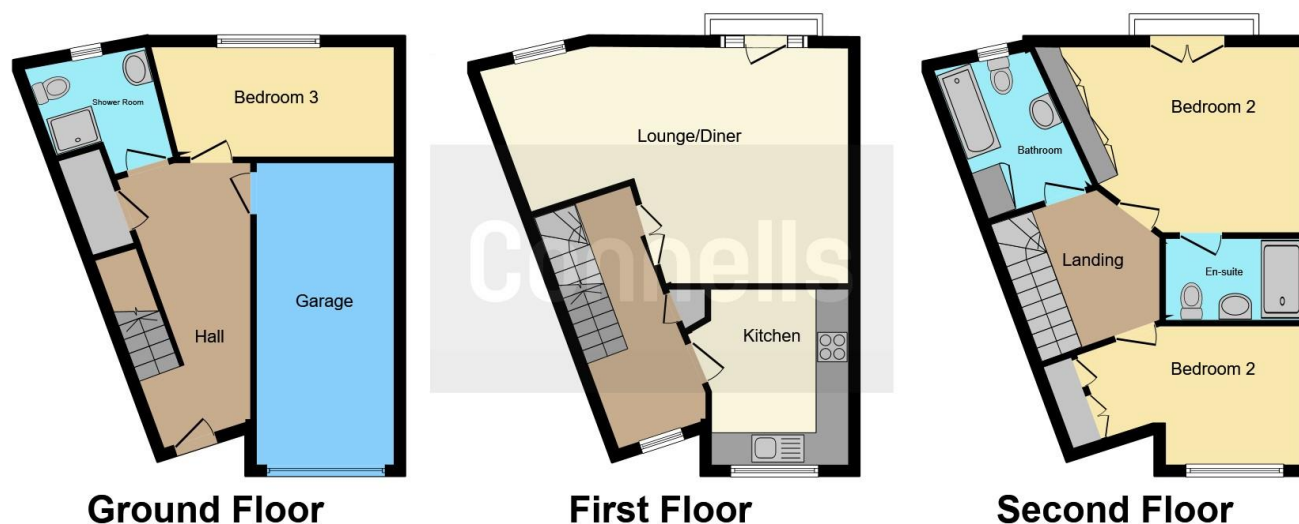
Gardens

Please note the property benefits from having access to communal 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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310509



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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