



Connells

Kingsoak Court Reddicap Heath Road
SUTTON COLDFIELD

Kingsoak Court Reddicap Heath Road SUTTON COLDFIELD B75 7DX

for sale
£160,000



Property Description

A lovingly presented 2-bedroom apartment situated on the top floor, inside a gated community. Being a short commute to Sutton Coldfield Town Centre and with excellent travel links, as well as quick access to local amenities, this property is ideally located. With top primary and secondary schools being within walking distance, this apartment is within a much sought after catchment area.. Inside the property features a generous living space, with open plan fitted kitchen and space for a dining area, overlooking nearby fields with fantastic views. 2 good sized bedrooms also feature, with access to a modern family bathroom at the rear of the property. Having allocated parking space behind electric gates, with additional visitor parking is a great benefit. VIEWINGS HIGHLY RECOMMENDED FOR THOSE LOOKING FOR A PROPERTY AROUND SUTTON COLDFIELD.

Communal Hallway

The property is accessed via a PVC door into a communal area. The property is located on the second floor.

Entrance Hallway

Within the property's entrance hall there is a radiator to wall, intercom system to wall. Door leads to lounge.

Lounge

18' 6" x 15' 10" (5.64m x 4.83m)

An L shaped family lounge having rear facing double glazed window, two radiators to wall. The lounge leads through to the kitchen.

Kitchen

8' 9" x 6' 2" (2.67m x 1.88m)

Briefly comprising a four-ring gas hob with fan extractor fan over, electric oven, work surfaces over, space for a fridge/freezer, space and plumbing for a washing machine,

Bedroom 1

12' 5" x 10' 11" (3.78m x 3.33m)

Bedroom 1 is front facing, having velux window to the ceiling, space for free-standing wardrobe and dresser and radiator to wall.

Bedroom 2

11' 1" x 9' 9" (3.38m x 2.97m)

Bedroom 2 is front facing, having velux window to the ceiling, space for a free-standing wardrobe and radiator to wall.

Bathroom

Comprises a bath with shower over, low level flush WC, vanity hand wash basin with cupboard under, radiator to wall, frosted double glazed window to the rear.

Outside

Front

The property is located in a private gated area accessed via a fob.

Communal Gardens

Beautifully well-maintained communal gardens. There is one private parking space allocated to the property, located at the rear. There is also additional communal parking to the front and rear available on a first come first served basis.









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: C

Service Charge:
 2160.45

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310799

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2002. 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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