



Connells

Hollyhurst Court Birmingham Road
SUTTON COLDFIELD

Hollyhurst Court Birmingham Road SUTTON COLDFIELD B72 1DD

for sale offers in the region of
£180,000



Property Description

A well presented and spacious second floor apartment which is set within a characterful well maintained period-style house conversion, located close to main road and rail transport links giving easy access into Birmingham City Centre via the cross city line. Close to local amenities to include Sutton Coldfield and Wylde Green bistros and restaurants. The property is accessed via an impressive communal entrance hallway and security entry intercom system. The accommodation comprises a private reception hallway which has a built-in cloaks cupboard and store room. There is an impressive open plan lounge/dining room to the front which has open access into a good sized fitted kitchen with some built-in appliances. There is a master bedroom with built-in wardrobes overlooking the rear communal gardens and a second bedroom. The property benefits from having central heating and double glazing and has the benefit of an allocated parking space at the front. To the rear of the building there is an excellent private communal garden.

Communal Hallway

The property benefits from having a security entry intercom system, giving access into the communal hallway. It is an impressive communal hallway with tiled flooring and stairs leading to the second floor landing. Door gives access into the private accommodation.

Private Hallway

Having doors giving access into the lounge/diner, bedrooms 1 and 2 and the bathroom. There is a built-in storage cupboard and separate airing cupboard.

Lounge/Diner

14' 10" x 13' 1" maximum to include the recess (4.52m x 3.99m maximum to include the recess)

Having double glazed window to the front and to the side, two radiators, telephone point, TV aerial point, sloped ceilings and open access into the fitted kitchen.

Fitted Kitchen

9' 7" x 7' 11" (2.92m x 2.41m)

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the front, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under and decorative splash back tiling, integrated electric oven, integrated gas hob with cooker hood and extractor fan over, integrated fridge, integrated freezer, built-in wine rack, space and plumbing for a washing machine and cupboard to wall housing the wall mounted central heating boiler.

Bedroom 1

14' 11" maximum x 8' 11" (4.55m maximum x 2.72m)

Having double glazed window to the rear, radiator to wall, TV aerial point, telephone point and built-in double wardrobe with sliding mirrored front, views over the rear communal gardens.

Bedroom 2

8' 11" x 6' 10" minimum (2.72m x 2.08m minimum)

Having velux skylight window and radiator to wall.

Bathroom

Having panelled bath with shower over, pedestal wash hand basin, low level flush WC, radiator to wall, extractor fan, spotlights to ceiling and wall mirror.

Allocated Parking

The property benefits from having an allocated parking space at the front of the building.

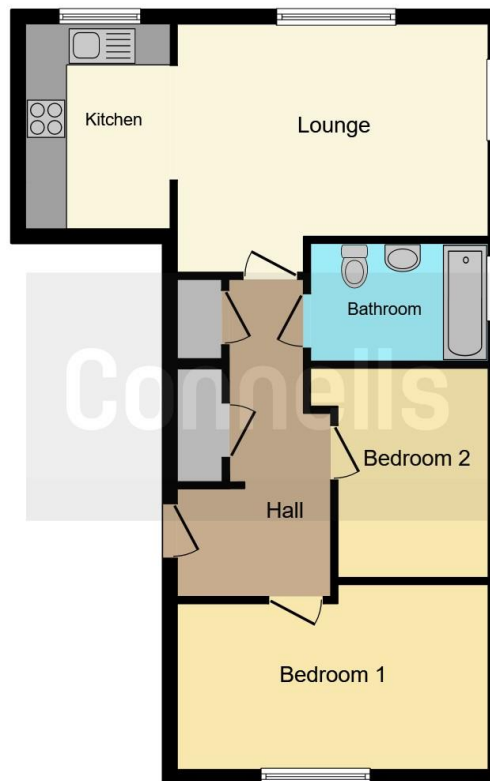
Communal Gardens

There are communal gardens to the front and the rear of the building with garden laid to lawn and planted borders.









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: C

Service Charge:
 1674.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310681

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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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