



Connells

Plantation Drive
Sutton Coldfield



Property Description

An immaculately presented two double bedroom ground floor apartment with its own private entrance door, located in a pleasant location overlooking a woodland walk and country park area. The property has the benefit of an allocated parking space. The accommodation comprises an entrance hallway, an excellent spacious living/dining room with two walk-in bay windows and patio double glazed door leading onto an outdoor covered terrace, the covered terrace has the benefit of outdoor heating and has views onto the woodland walk and conservation area. There is a main bedroom with built-in re-fitted bathroom and a second bedroom with built-in shower room, both bedrooms have the benefit of built-in double wardrobes, there is a separate guest WC and utility cupboard coming off of the hallway. The property benefits from its own private front door. OFFERED WITH NO CHAIN.

Entrance Hallway

Having door giving access into the entrance hallway with doors to the lounge, the two bedrooms and the wash room, radiator to wall, coving to ceiling, internal glazed door gives access into the family lounge.

Guest WC

Having low level flush WC, wash hand basin, radiator to wall, extractor fan, decorative coving to ceiling, tiling to floor and splash back tiling.

Family Lounge

19' 5" maximum to include the bay x 15' 8" maximum to include the bay (5.92m maximum to include the bay x 4.78m maximum to include the bay)

Having double glazed walk-in bay window to the front and double glazed walk-in bay window to the side, sliding double glazed patio doors lead into the outside covered terrace, two radiators to wall, telephone point, TV aerial point, decorative coving to ceiling and laminate floor. Door gives access into the kitchen.

Outdoor Covered Terrace

7' 9" x 7' 8" (2.36m x 2.34m)

Having outside electric wall heater, being covered and having wrought iron railings with views onto the woodland walk area.

Kitchen

10' 6" x 9' 11" (3.20m x 3.02m)

Briefly comprising a modern refitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear, one and a half bowl sink with drainer unit with mixer tap over, cupboards under, integrated gas hob and built-in electric oven and built-in microwave over, cooker hood and extractor fan, integrated fridge and integrated freezer, cupboard to wall housing the wall mounted central heating boiler and providing storage, coving to ceiling, space for a table and radiator to wall.

Utility Cupboard

The utility cupboard is off of the hallway and is a good sized storage cupboard that has space and power point for a drier, hanging rail, shelving and laminate floor.

Bedroom 1

12' 8" maximum x 10' 5" (3.86m maximum x 3.17m)

Having two double glazed windows to the front, two built-in double wardrobes, laminate floor, coving to ceiling and door gives access into the en-suite bathroom.

En-Suite Bathroom

Having a panelled bath with shower over, low level flush WC, wash hand basin with two drawer cabinet under, wall mounted heated towel rail radiator, extractor fan, shaver point, floor and wall tiling and frosted double glazed window to the front.

Bedroom 2

10' 7" x 9' 10" (3.23m x 3.00m)

Having double glazed window to the rear, radiator to wall, two built-in double wardrobes, laminate floor, coving to ceiling and door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle with rainfall and hand-held shower, low level flush WC, wash hand basin with two drawer cabinet under, wall mounted heated towel rail radiator and frosted double glazed window to the rear.

Outside Communal Gardens

Having garden laid to lawn, pathway leading to the front of the property and various plants and shrubs.

Allocated Parking Space

The property benefits from its own allocated parking space and there are additional visitor parking spaces on a first come first served basis.









Total floor area 94.0 m² (1,012 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311074

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: SCO311074 - 0002