



Connells

Cedarwood Four Oaks Road
Sutton Coldfield



Property Description

A 2 double bedroom ground floor apartment. Offered with NO UPWARD CHAIN with quick completion available. Excellent location close main rail & road links and access to local amenities. Situated to the rear of the building having security entry intercom, system into the communal hallway, private hallway, family lounge diner, fitted kitchen overlooking the communal gardens, 2 double bedrooms and a bathroom with shower and separate WC. There is double glazing and gas central heating. Garage en bloc and ample shared parking.

Communal Hallway

Having secure entry intercom accessing the communal hallway. Entrance door to the private hallway.

Reception Hallway

Having secure entry phone system to wall,, radiator, doors give access to the family lounge diner, kitchen, 2 bedrooms, bathroom and separate WC, frosted window lights giving light from the lounge into the hallway.

Lounge Diner

17' 11" x 12' 8" (5.46m x 3.86m)

Having 2 double glazed windows to the front, two radiators, TV aerial point, decorative coving to ceiling, feature fire surround and marble effect inset.

Fitted Kitchen

9' 5" x 8' 10" (2.87m x 2.69m)

Comprising a fitted kitchen with fitted base units with work surfaces over, fitted matching wall unit, double glazed window to rear overlooking the rear landscaped gardens, sink and drainer unit with mixer tap over and fitted units under, integrated gas hob, space and plumbing for a washing machine, wall mounted central heating boiler, splashback tiling.

Master Bedroom

12' 8" x 12' 3" (3.86m x 3.73m)

Having double glazed window to front, radiator and built in wardrobes.

Bedroom 2

12' 3" x 9' (3.73m x 2.74m)

Having double glazed window to the rear, built in wardrobes with cupboards over and radiator.

Bathroom

Having panelled bath with electric shower over, wash hand basin, low level flush WC, wall mounted heated towel rail, frosted double glazed window to side and full tiling

Separate WC

Having low level flush WC and frosted double glazed window.

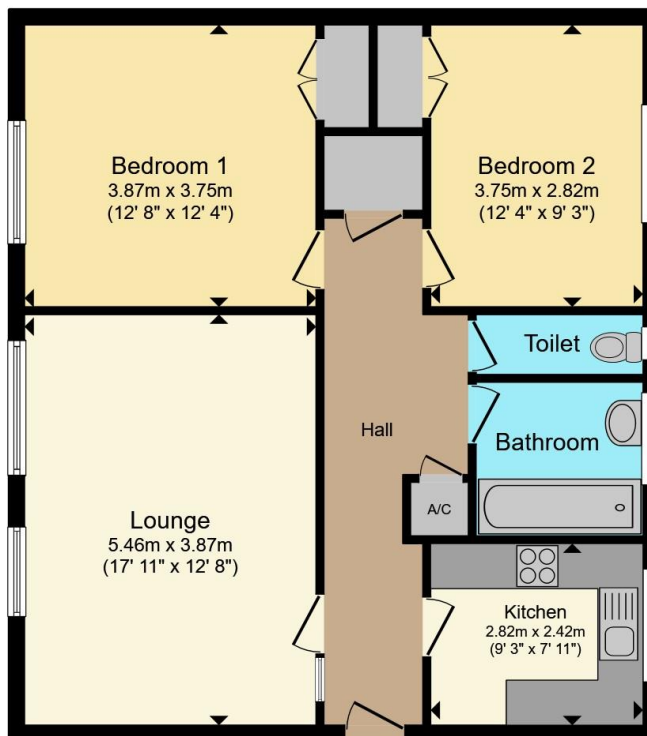
Agent's Note:

The vendor has advised that whilst the lease is owned by the management company each flat owns an equal share of the freehold.









Total floor area 76.4 m² (822 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

Connells

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: D

Service Charge:
 1350.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 999 years from 09 Oct 2003. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311083 - 0005