



**Connells**

Tyne Court Park Road  
Sutton Coldfield



## Property Description

A two double bedroom first floor apartment located in the heart of Sutton Coldfield town centre, close to main road and rail links giving excellent commuter access, close to Royal Sutton Park and Wyndley Leisure Centre. OFFERED WITH NO CHAIN AND HAVING AN EXTENDED LEASE. Having secure entry intercom system, communal hallway and private hallway, excellent sized lounge/diner, fitted kitchen, two double bedrooms and a family bathroom, communal gardens and communal parking.

## Communal Hallway

Having security entry intercom system giving access into the communal hall with stairs leading to the first floor landing.

## Private Hallway

Having doors opening into the lounge, the two bedrooms and the bathroom. Door to storage cupboard providing excellent storage space.

## Lounge /Diner

18' 9" x 12' ( 5.71m x 3.66m )

Having a double glazed window to the front overlooking Park Road and communal gardens and two double glazed windows to the side, TV aerial point, two wall light fittings, night storage heater to wall, coving to ceiling and door gives access into the kitchen.

## Kitchen

8' 5" x 7' 11" ( 2.57m x 2.41m )

Comprising a fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the rear overlooking communal gardens and parking, stainless steel sink and drainer unit with mixer tap over, integrated electric oven, integrated electric hob, built-in cooker hood with extractor fan, space and plumbing for a washing machine, space for an under counter fridge, door off to pantry cupboard with shelving, storage and single glazed window to the rear and second storage pantry providing further additional storage space.

## Bedroom 1

16' 10" x 12' maximum ( 5.13m x 3.66m maximum )

Having double glazed window to the front overlooking communal gardens, telephone point to wall, storage heater to wall, built-in double wardrobe with hanging rail and shelving.

## Bedroom 2

11' x 8' 5" ( 3.35m x 2.57m )

Having double glazed window to the rear overlooking communal gardens and storage heater to wall.

## Bathroom

Briefly comprising a three piece white bathroom suite, having panelled bath with electric shower over, low level flush WC, wash hand basin, part tiling to walls, frosted double glazed window to the rear and cupboard to wall housing the immersion heater.

## Outside

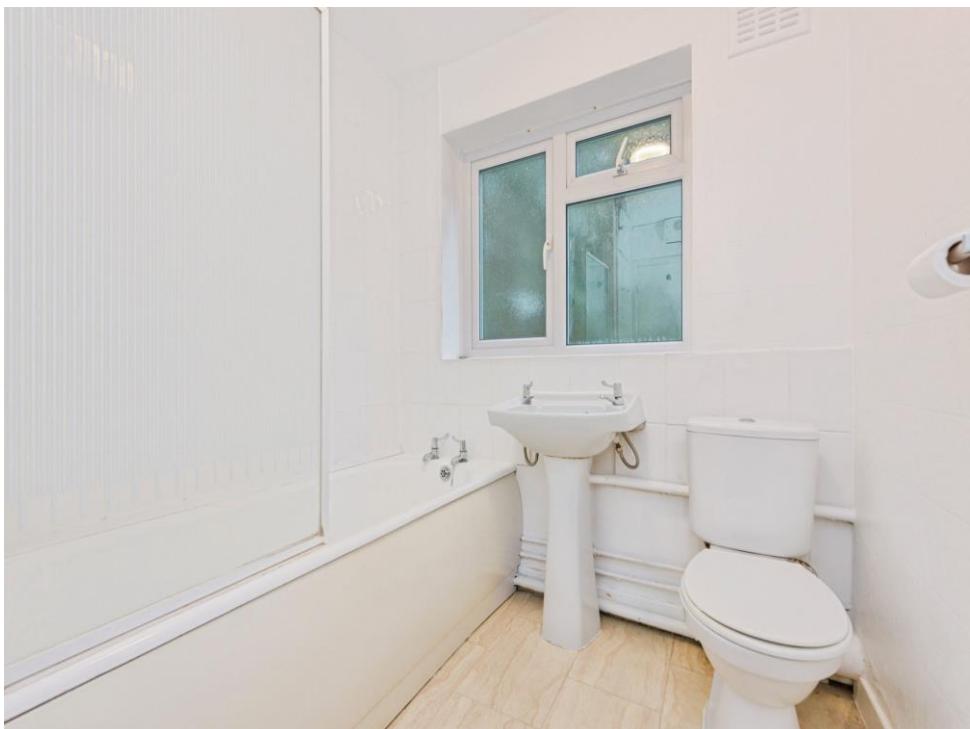
### Front

Having communal gardens to the front and access to the communal hallway.

### Rear Communal Gardens/Parking

Having garden to lawn, various plants and shrubs. There is communal parking to the rear.









Total floor area 66.3 m<sup>2</sup> (713 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D  
 Council Tax  
 Band: B

Service Charge:  
 1838.96

Ground Rent:  
 35.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 142 years from 12 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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