



**Connells**

Oakland House Lichfield Road  
Sutton Coldfield



### Property Description

A two double bedroom top floor luxury apartment situated in an attractive apartment block with good road & rail transport links and easy access to Mere Green. The accommodation has an impressive communal hallway with stairs to the first floor landing and lift facility. There is a security entry intercom system. The accommodation comprises a reception hall with open access to the Lounge Diner which has excellent views, fitted kitchen with some integrated appliances. There is a master bedroom with en-suite bathroom with shower and a 2nd bedroom and separate bathroom. There is an allocated parking space set behind gated entry and attractive communal gardens.

### Communal Hallway

Being a fabulous communal hallway with stairs leading up to the first floor landing and loft access. There is a security gated entry intercom system, access to the main entrance hall of the property.

### Entrance Hall

PVC front door leads into the hallway, having two built-in cupboards, having secure entry intercom system and door gives access to the lounge/diner



### Lounge/Diner

17' 7" x 10' 11" ( 5.36m x 3.33m )

A rear facing room having access to a Juliet balcony with excellent views, via double glazed French doors, having space for dining table and chairs, electric storage to wall, electric fireplace and single glazed door leads to the kitchen.

### Kitchen

10' 10" x 8' ( 3.30m x 2.44m )

Comprising integrated cupboards, electric hob and electric oven with filter hood over, space for a fridge/freezer, space and plumbing for a washing machine and integrated dishwasher.

### Bedroom 1

13' 8" x 8' 6" ( 4.17m x 2.59m )

A rear facing bedroom, having electric radiator to wall, built-in wardrobe space and access into the en-suite

### En-Suite Bathroom

Features a bath, a separate shower cubicle with shower over, wash hand basin, low level flush WC, towel warmer radiator to wall, spotlights to ceiling and large, impressive skylight to ceiling.

## Bedroom 2

10' 9" x 6' 11" ( 3.28m x 2.11m )

A rear facing bedroom, having built-in cupboard and electric radiator to wall.

## Main Bathroom

Features a low level flush WC, shower cubicle with shower over, wash hand basin and towel warmer radiator to wall.

## Outside

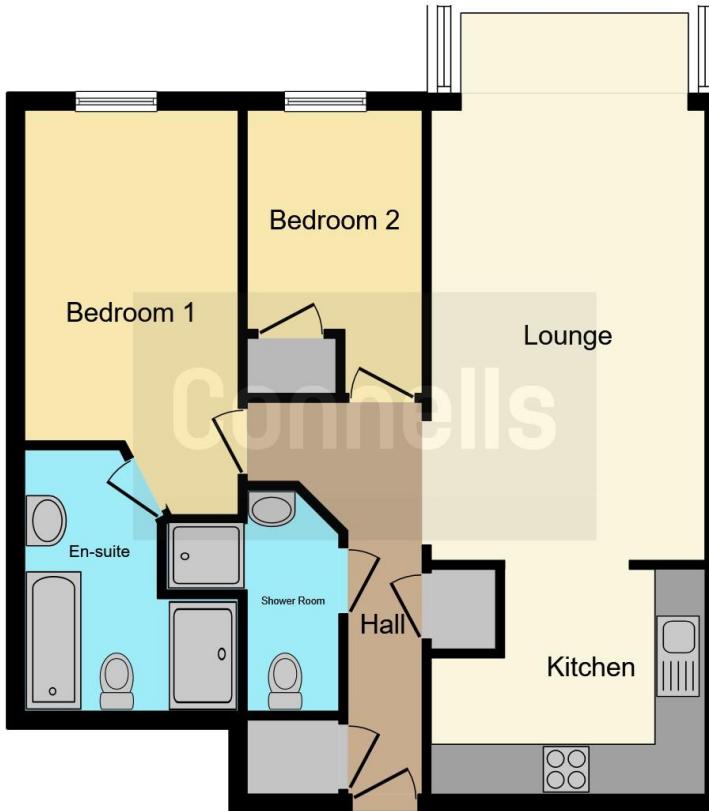
## Allocated Car Parking

The property comes with an allocated car parking space on a private driveway.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D

Service Charge:  
 1960.00

Ground Rent:  
 235.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311164](http://connells.co.uk/Property/SCO311164)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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