





Property Description

A good sized 2-bedroom ground floor apartment located off of Thornhill Road with easy access to Royal Sutton Park. Located in a quiet spot tucked away at the end of the development. Having allocated parking space with Residents Permit parking. Accommodation having secure entry system, hallway, good sized lounge with access to a breakfast kitchen, master bedroom with en-suite shower room and separate bathroom. The property benefits from central heating and double glazing. Close to main road transport links, amenities and Royal Sutton Park.

Communal Hallway

Having security entry intercom system giving access into the communal hallway with private entrance door into the property accommodation.

Entrance Hall

Having decorative coving to ceiling, telephone point to wall, radiator to wall and doors to the two bedrooms, bathroom, lounge diner and 2 storage cupboards.

Lounge Diner

16' 5" max x 11' 3" max (5.00m max x 3.43m max). Having double glazed window to the front, radiator to wall, TV aerial point, three wall light fittings, decorative coving to ceiling and door gives access into the kitchen.

Fitted Kitchen

10' 1" x 8' 8" (3.07m x 2.64m)
Being a good size breakfast kitchen, having fitted base units with work surfaces over and fitted matching wall units, stainless steel 1&1/2 bowl sink and drainer unit with mixer tap over, cupboards under and decorative splash back tiling. Integrated electric oven, integrated gas hob with built-in cooker hood over, extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wall mounted central heating boiler, radiator to wall, integrated washer dryer, spotlights to ceiling and having space for a breakfast table.

Bedroom One

10' 4" max x 13' 10" max (3.15m max x 4.22m max)
Having double glazed window to the front, radiator to wall, TV aerial point, coving to ceiling and built-in wardrobe with hanging rail and shelving, door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, wash hand basin, low level flush W/C, extractor fan, shaver point and radiator to wall.

Bedroom Two

11' 4" max x 7' 1" (3.45m max x 2.16m)

Having double glazed window to the front, radiator to wall and coving to ceiling.

Bathroom

Having panelled bath, wash hand basin, low level flush W/C, shaver point, extractor fan and part tiling to walls.

Outside

Front

Having an allocated parking space.

Please be advised that the parking is Residence Permit Parking and 1 space is allocated to the property.

Communal Gardens

There are mature landscape communal gardens with garden laid to lawn, shrubs and hedges.









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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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

directions to this property:

From Connells Sutton Coldfield, turn right onto the High Street, High Street becomes Lichfield Road and proceed straight ahead. At the roundabout with the church take the second exit onto the Four Oaks Road, at the traffic lights turn left onto Streetly Lane and follow to the end. At the roundabout take the first exit onto Thornhill Road and follow the road along, turn right onto Horsley Road. The block is the block at the very end of the development and the communal entrance door is on the side of the building.

Council Tax	Service Charge:	Ground Rent:	Tenure: Leasehold
Band: D	1686.36	Ask Agent	



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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