



24 Wyndley Manor, 2 Wyndley Close
Sutton Coldfield, B74 4JD

Offers in Excess of £250,000

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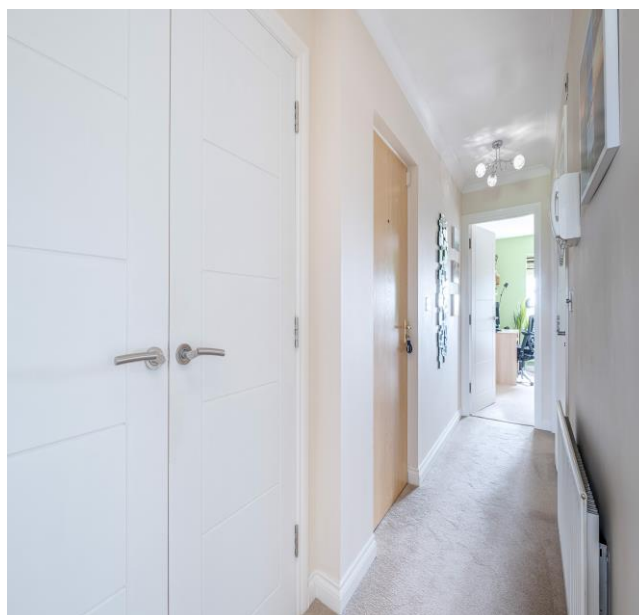
This superbly presented luxury second floor apartment boasts numerous specific features and refinements and requires inspection to be fully appreciated. The subject of tasteful modernisation, this spacious home enjoys a newly appointed quality kitchen with integrated appliances further complimented by a newly upgraded bathroom and shower room en-suite with multi head rain showers. High specification internal doors and door furniture along with attractive internal redecoration combine to provide supremely comfortable accommodation.

24 Wyndley Manor forms part of a select and desirable modern development approached from Blake Street and occupying a desirable and convenient residential location. All amenities are easily accessible with good local shops available on Clarence Road and Bishops Way. Mere Green centre is only a few minutes' drive away and provides a comprehensive range of shops, restaurants, and fine dining. For the commuter, Blake Street railway station is a short walk away and provides regular access to Birmingham and Lichfield City centres.

A particular feature of this apartment are the open views towards farmland with a generous balcony providing the perfect space to relax on a summer evening. Located on the second floor, bright and well-maintained hallways have security video door release mechanism for security and peace of mind. Internally, a pleasant reception hallway leads through to a charming lounge with views towards open farmland and a modern fireplace surround with living flame fire forming a focal point. The kitchen/dining room is a generous space with sleek high gloss units complimented by integrated appliances, a graphite sink and quality work surfaces. Double casement doors open to the balcony with modern composite decking and glorious open views. Two good size bedrooms are both well-appointed enjoying modern fitted full height wardrobes. To the principal bedroom a luxury en suite shower room with full height marble style tiling, large, glazed corner shower, vanity unit with cupboard under and WC. The principal bathroom is beautifully appointed with shaped bath, multi head shower with curved screen over bath and vanity unit with large, shaped hand washbasin.

Outside, well maintained communal gardens have ample parking with one allocated parking space.





Property Specification

SUPERB NEWLY DECORATED 2ND FLOOR LUXURY APARTMENT
STUNNING VIEWS FACING BALCONY OVERLOOKING THE FIELDS AND GREENERY
LARGE AND AIRY LOUNGE WITH FEATURE FIREPLACE
STYLISH MODERN KITCHEN / DINER

Entrance Hallway

Lounge

11' 3" x 17' 2" (3.43m x 5.23m)

Kitchen/Diner

9' 7" x 18' 6" (2.92m x 5.63m)

Balcony

Bedroom One

8' 5" x 16' 3" (2.56m x 4.95m)

Ensuite

5' 4" x 5' 3" (1.62m x 1.60m)

Bedroom Two

8' 8" x 12' 7" (2.64m x 3.83m)

Family Bathroom

7' 8" x 5' 9" (2.34m x 1.75m)

Agent's Note:

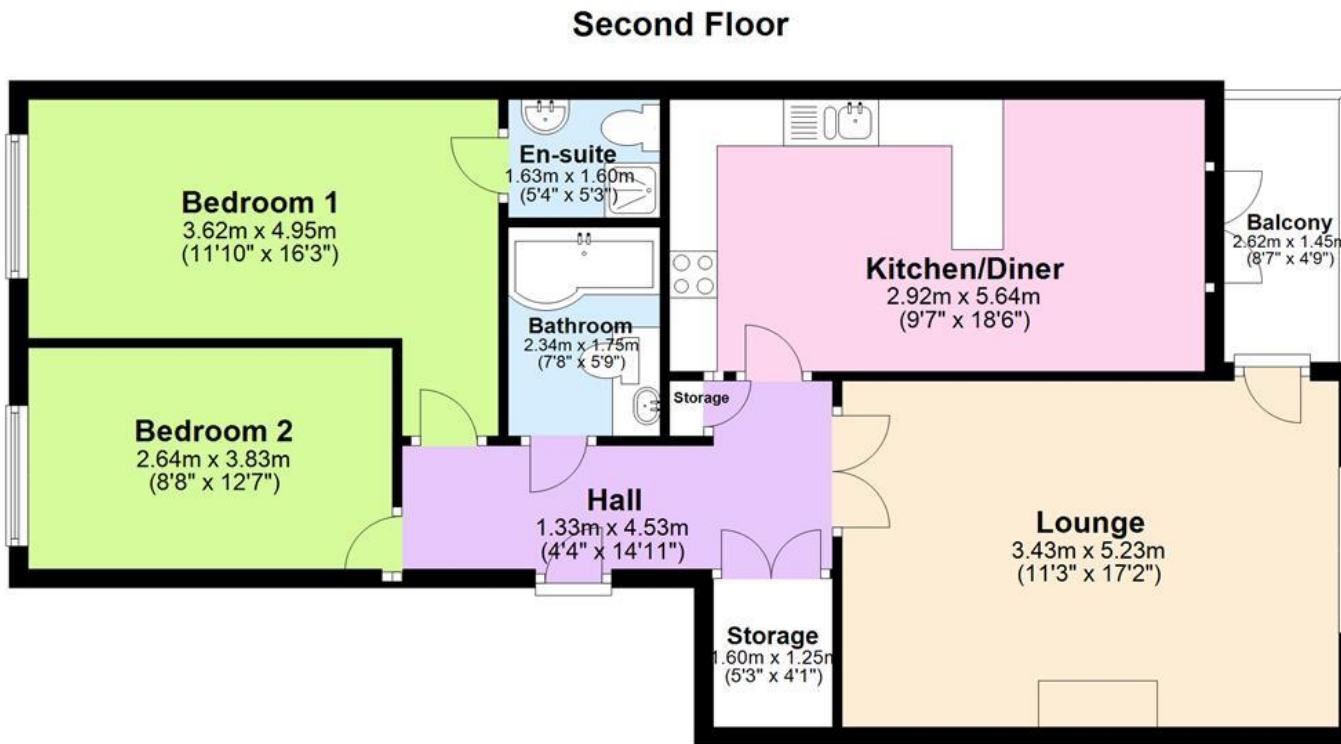
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 2nd February 2021

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: 105 Years remaining on lease
Ground Rent: £100 per annum
Service Charge: £1414.16 Per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

