



Kenelm Road, , Sutton Coldfield, B73 6HD

- Stunning Apartment in a Fantastic Location
- Convenient for Sutton Coldfield Town Centre and Sutton Coldfield Railway Station
- Lift Access
- Allocated Parking Space and Visitor Parking
- EPC TO FOLLOW
- Beautiful Views of Sutton Park
- Two Bedrooms, Shower Room and Bathroom En-suite
- Balcony
- No Upward Chain
- Council Tax Band E

Asking Price £309,950



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DESCRIPTION

Built by Friel Homes, this beautiful first floor apartment is nestled in a rather enviable position, situated on a private road surrounded by trees and pretty greenery and in a perfect location for Sutton Coldfield Town Centre, Sutton Coldfield Railway Station, Wyndley Leisure Centre and the 2,400 acre Sutton Park.

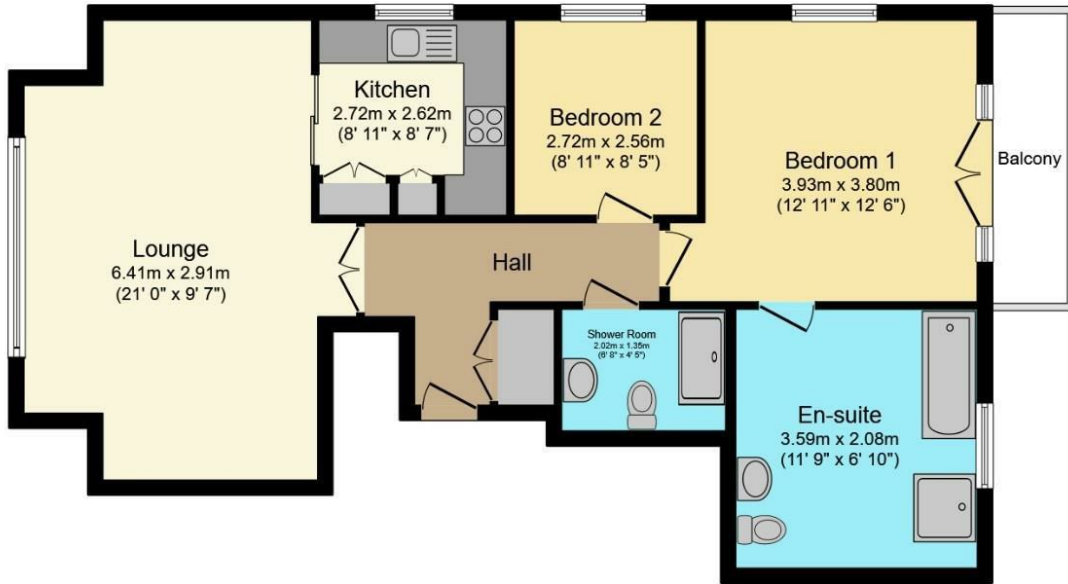
Offered with no upward chain and brought to the market for the first time since built, the apartment benefits from lift access and undercroft parking space and briefly comprises; communal hallway having secure video intercom entry system with a lift and stairs to first floor and private entrance door into the main accommodation. Once inside, you are greeted by a welcoming hallway with storage cupboard, a generous sized lounge with fitted kitchen off, the kitchen benefits from a range of comprehensive fitted Neff appliances including double oven, hob, extractor, fridge/freezer, dishwasher and washing machine. The apartment is completed with two bedrooms, bedroom one having balcony enjoying views over Sutton Park, an en-suite with bath and separate shower and a separate shower room.

The apartment comes with an allocated parking space, extra visitor parking and a secure private store room.

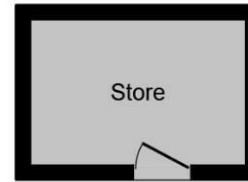
A viewing of this property is strongly recommended to truly appreciate what's on offer.







Floor Plan



Outbuilding

Total floor area 91.2 m² (981 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).
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Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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