



Connells

Habitat Court Chester Road
Erdington Birmingham



Property Description

An impressively spacious, two bedroom ground floor apartment, just a stone's throw away from Wylde Green High Street. With quick access to local amenities including cafes, popular bars and restaurants, as well as gyms and health centres nearby, this property is superbly located and offers fantastic modern living. The property itself features a generous living room with space for a good sized dining table and chairs, whilst not intruding on the living space. A modern kitchen with fitted appliances is separate from the living room, as well as a good sized main bathroom to the front. Two good sized bedrooms feature to the rear, with built in cupboard spaces in addition to the free-standing wardrobes. Adding to the ample storage throughout is the built-in cupboards in the hallway, ideal for keeping everything neatly away. A unique feature of this property is the garage, which features electrics inside and a recently refitted front door. This property comes with communal parking. Viewings highly recommended.

Communal Entrance

The property is accessed via a communal front door, the property is located on the ground floor.

Private Entrance Hallway

The private accommodation is accessed via a wooden front door into the entrance hallway have a built-in cupboard and electric radiator to wall.

Lounge/Dining Room

18' 9" x 11' 2" (5.71m x 3.40m)

Having a rear facing window overlooking the communal gardens, electric radiator to wall and space for a dining table set.

Kitchen

11' 7" x 5' 10" (3.53m x 1.78m)

Comprising an electric hob, an electric oven with filter hood over, integrated fridge/freezer and integrated cupboard space and having a rear facing window overlooking the communal gardens

Bedroom 1

13' 3" x 10' 1" (4.04m x 3.07m)

Having built-in cupboard space, additional wardrobe space, electric radiator to wall and rear facing overlooking the communal gardens.

Bedroom 2

10' 10" x 6' 3" (3.30m x 1.91m)

Having built-in cupboard space, electric radiator to wall and rear facing overlooking the communal gardens.

Main Bathroom

Comprises a bath with shower over, low level flush WC, wash hand basin and radiator to wall.

Garage

18' 11" x 7' 9" (5.77m x 2.36m)

Having power and lighting

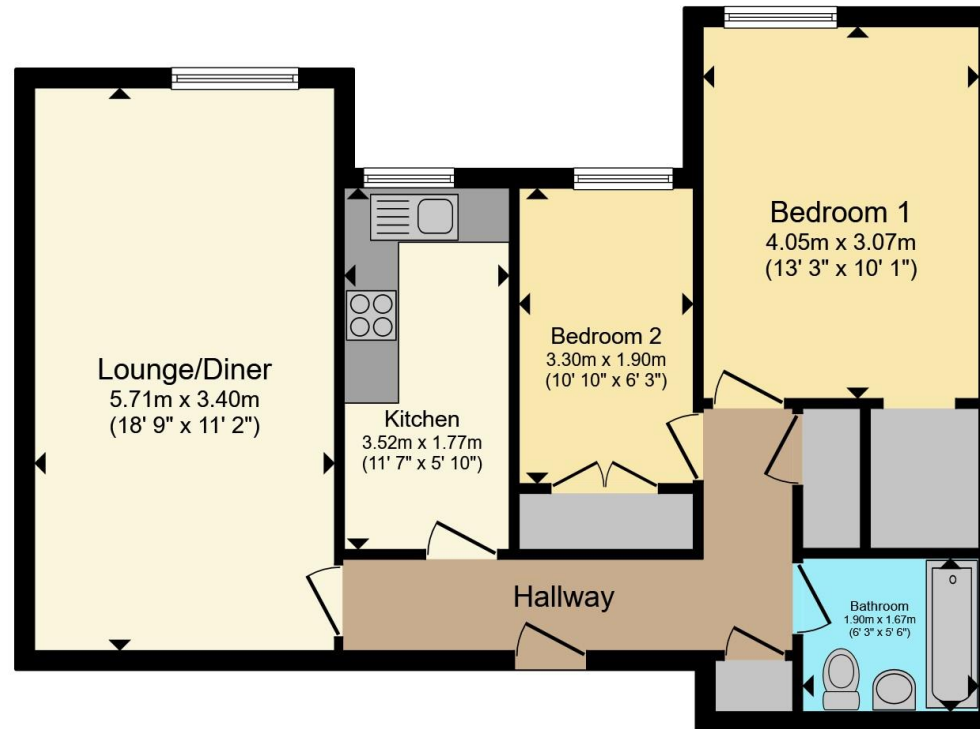
Communal Parking

The property benefits from communal parking.









Total floor area 64.2 m² (691 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

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:
 1632.92

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311330

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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