



Not for marketing purposes INTERNAL USE ONLY

Birmingham Road
Sutton Coldfield



Property Description

A superbly presented second floor 1 bedroom apartment in Sutton Coldfield Town Centre, with stunning internal decor and a unique outside terrace space allocated to the apartment. Situated off Duke Street in the town centre, this property is incredibly located with a host of local amenities within walking distance, including popular restaurants and cafes, popular high street shops and a cinema just a stones throw away. The apartment itself comprises of a good sized main bedroom with handy dressing space, recently refitted bathroom with bathtub and an incredible open plan living kitchen space to the rear, with space for 3 piece suite and separate four seater dining table. Throughout the apartment you can find multiple built in cupboards offering ample storage space and a spacious hallway adding to the open living space. This property comes with allocated parking at the rear and a unique outside terrace area with enough space for garden furniture. Viewings highly recommended.

Entrance Hall

Having access to bathroom, bedroom and lounge space. With two built in cupboards and space for shoe/coat racks.

Bedroom

15' 9" max x 13' 3" (4.80m max x 4.04m)
Great sized double bedroom with space for king sized bed, wardrobes and desk. Unique space to the sized of the bedroom for dressing table or office area. Having electric heater to the wall and window to the rear.

Bathroom

Featuring bathtub with rainfall shower over, low flush toilet and sink with built in cabinet surround, towel warmer to the wall and recently tiled walls. Frosted window to the rear

Lounge/Kitchen/Diner

19' 11" max x 15' 2" (6.07m max x 4.62m)
A fantastic sized room separated into three sections; with the lounge space having room for sofas, TV and cabinets. A modern fitted kitchen features to the rear, with built in electric hob and oven, washing machine, dishwasher and integrated fridge freezer. The lounge and kitchen are separated by a handy dining section, currently featuring a 4 seater dining table. Having another built in cupboard space. Large viewing windows span the length of the rear wall, allowing for natural light.

Terrace

Allocated terrace space in the communal outside area. Having previously featured outside garden furniture.

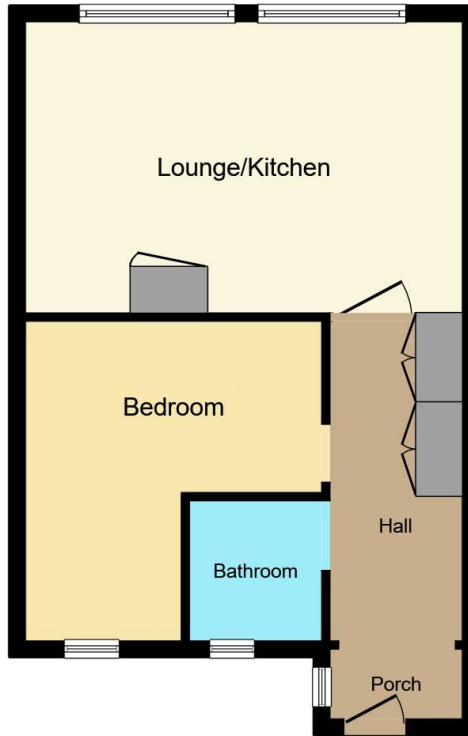
Parking

Allocated parking space









Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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: A

Service Charge:
1320.00

Ground Rent:
150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 2021. 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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