



Connells

Lichfield Road
Sutton Coldfield



Property Description

A superb sized 2 double bedroom 1st floor flat in a house conversion. In an excellent location close to the heart of Sutton Town Centre, Royal Sutton Park and close access to Sutton Coldfield and Four Oaks Train Stations giving great access to Birmingham Grand Central Station and Lichfield City. The apartment is offered with NO UPWARD CHAIN.

There is a communal reception hall via secure entry with stairs leading to the first floor. The property has the benefit of a private hallway, modern refitted kitchen with some built in appliances, separate lounge with large walk in bay window, main bedroom with an en-suite shower room, 2nd double bedroom and a separate bathroom. There are communal gardens and communal parking. The apartment benefits from central heating and double glazing where specified.

Communal Hallway

Having secure entry door opening into the communal hallway. Stairs lead to the first landing and the private accommodation.

Private Accommodation

Hallway

Having doors leading into the reception hallway, video entry intercom system to wall and radiator. Doors to the kitchen, lounge, 2 bedrooms and bathroom.

Lounge

13' 4" x 17' 8" including bay (4.06m x 5.38m including bay)

Having double glazed walk in bay window to the front, feature arch, TV aerial point, telephone point, radiator and spotlights.

Fitted Kitchen

8' 8" x 7' 6" (2.64m x 2.29m)

Having double glazed window to the side. Having fitted base units with square edge wood work surfaces over. fitted matching wall units, sink and drainer unit with mixer tap over, integrated electric oven, built in 5 ring gas hob with built in cooker hood and extractor fan, space for a fridge freezer, built in slimline dishwasher, built in washer drier, wall mounted central heating boiler, built in microwave and floor tiling. (Please be advised all services/appliances have not and will not be tested).

Main Bedroom

13' 10" max x 12' (4.22m max x 3.66m)

Having double glazed window to the rear overlooking the communal gardens, radiator to wall, door to the en-suite shower room.

En-Suite Shower Room

Having shower cubicle with jet spray facility, glass sink with tap over and mounted on unit, wall mounted heated towel radiator, spotlights, low level flush WC.

Bedroom 2

8' 9" x 8' 11" (2.67m x 2.72m)

Having double glazed window to the side and radiator to wall.

Bathroom

Having panelled Jacuzzi bath with mixer tap over, his and hers glass sinks mounted on work a shelf, extractor fan, spotlights to ceiling, part tiling to walls, wall mounted heated towel rail radiator.

Communal Parking

The building provides communal parking to the front and rear.

Communal Gardens

Mature communal gardens to front and rear.









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.focalagent.com

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: E Council Tax
 Band: D

Service Charge:
 2934.86

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311020

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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