



Connells

Jerrard Court Pages Close
Sutton Coldfield

Jerrard Court Pages Close Sutton Coldfield B75 7SZ

for sale offers over
£100,000



Property Description

NO CHAIN A well presented 1 bedroom, first floor apartment in the heart of Sutton Coldfield, walking distance from local amenities, Sutton Coldfield Town Centre, and Good Hope Hospital. Tucked away in a quiet location, the building is surrounded by tall trees, creating a sense of privacy throughout. This property boasts a large open plan living kitchen area with fully integrated appliances, to include induction hob and filter fan, electric oven and built in fridge freezer. The main bedroom is a fantastic size and features large built-in wardrobes, as well as a separate cupboard in the hallway for ample storage. Communal parking is accessible at the front of the building.

Hallway

Door leads to Lounge/Kitchen, Door leads to Main Bedroom.

Lounge/Kitchen

24' 1" x 12' (7.34m x 3.66m)

Rear facing window, electric heater to wall within the lounge area which then opens out into the kitchen area which briefly comprises an induction hob with filter extractor fan over, electric oven, built-in fridge/freezer. Front facing window.

Main Bedroom

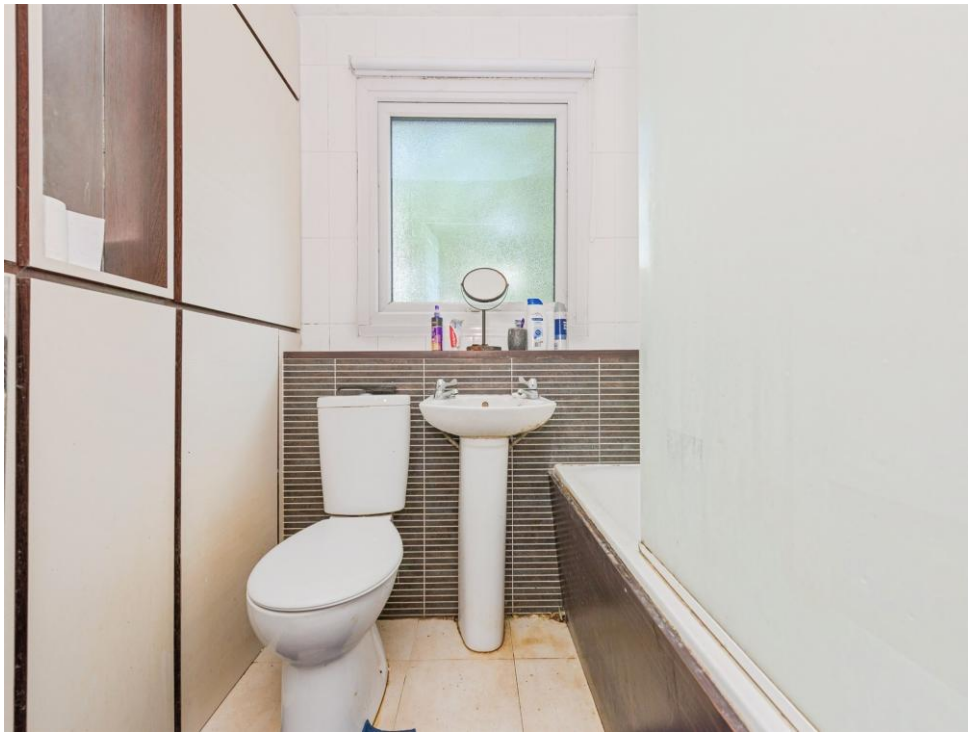
14' 1" x 10' 3" (4.29m x 3.12m)

Built-in wardrobes. Rear facing window. Electric heater to wall

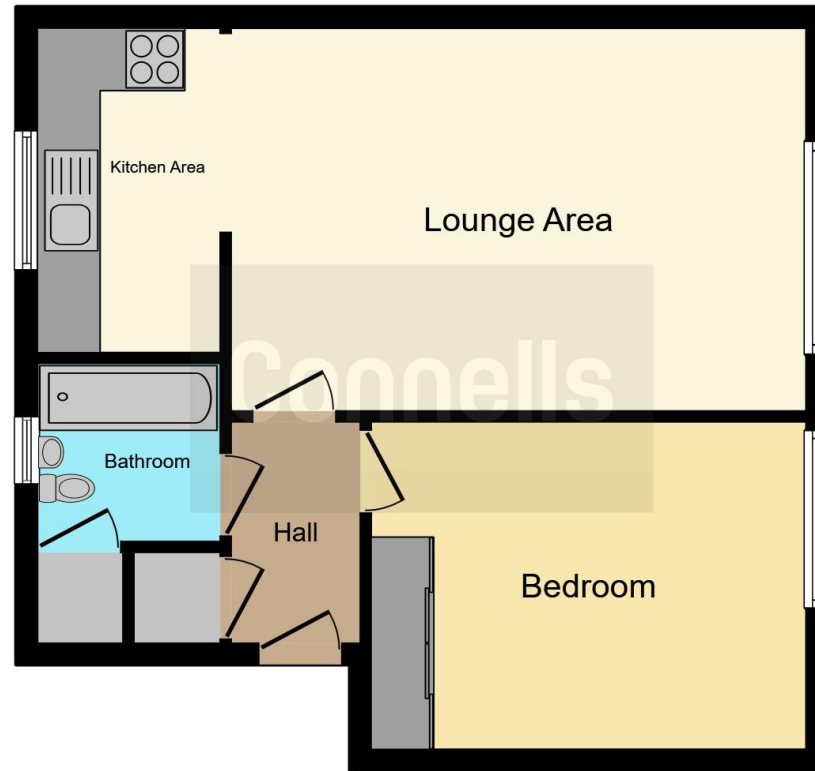
Bathroom

Comprises a bath with shower over, low level flush WC, vanity hand wash basin with cupboard under, extractor fan to wall. Front facing frosted window









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
 Sutton Coldfield B72 1XA

EPC Rating: D Council Tax Band: A

Service Charge: 1644.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310772

This is a Leasehold property with details as follows; Term of Lease 146 years from 01 Jan 2025. 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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