



Connells

Kingston Court Lichfield Road
Sutton Coldfield

Kingston Court Lichfield Road Sutton Coldfield B74 2RT

for sale
£175,000



Property Description

****NO CHAIN**** Connells are pleased to introduce this immaculate ground floor apartment on a private sought after estate in Sutton Coldfield. With quick access to multiple train stations within walking distance of the property, as well as Sutton Coldfield Town Centre and Mere Green right on its doorstep, this property offers a host of local amenities and fantastic transport and main road links. The apartment itself is ideal for those looking for ground floor living, with not only the communal access to the apartment, but also its own private entrance from the gardens. A great sized living area features to the front, with large viewing windows allowing for light to flood the room, space for sofa suites and separate dining area and a unique media-style wall adding to the modern living capabilities. 2 good-sized double bedrooms, both having handy built in wardrobe spaces, feature in the property with more stunning viewing windows adding to the natural light throughout. A handy utility room has been created off the kitchen, with space for a washing machine, tumble dryer and fridge freezer to be stored. Having a fully fitted kitchen with modern appliances, main family bathroom with separate WC, as well as ample built in storage cupboards throughout, this property really does tick a lot of boxes. Viewings highly recommended.

Entrance Hall

The property is accessed via a wooden front door into an entrance hall, electric heater to wall, intercom entry system to wall, two built-in storage cupboards offering excellent storage, doors give access to all ground floor rooms.

Main Lounge

16' 2" x 12' 6" (4.93m x 3.81m)

A good sized lounge, having electric heater to wall, double glazed door gives access into the communal gardens and viewing windows overlooking the communal gardens.

Kitchen

10' 6" x 6' 8" maximum plus the recess (3.20m x 2.03m maximum plus the recess)

A fully integrated kitchen units with laminate work surfaces, electric hob, electric oven with filter hood over, space for a fridge and door leads to utility room.

Utility Room

4' 8" x 3' 11" (1.42m x 1.19m)

Having double glazed frosted window to the front, space and plumbing for a washing machine, space for a fridge/freezer and space for a drier.

Bedroom 1

13' 3" x 10' 11" (4.04m x 3.33m)

Having built-in wardrobe space, electric heater to wall and viewing windows overlooking the rear communal gardens

Bedroom 2

12' 3" x 12' 2" (3.73m x 3.71m)

Having built-in wardrobe space, electric heater to wall and viewing windows overlooking the rear communal gardens

Main Bathroom

Features a shower cubicle with electric shower over, wash hand basin and electric extractor fan to wall.

Separate WC

Consisting of a low level flush WC.

Outside

Front

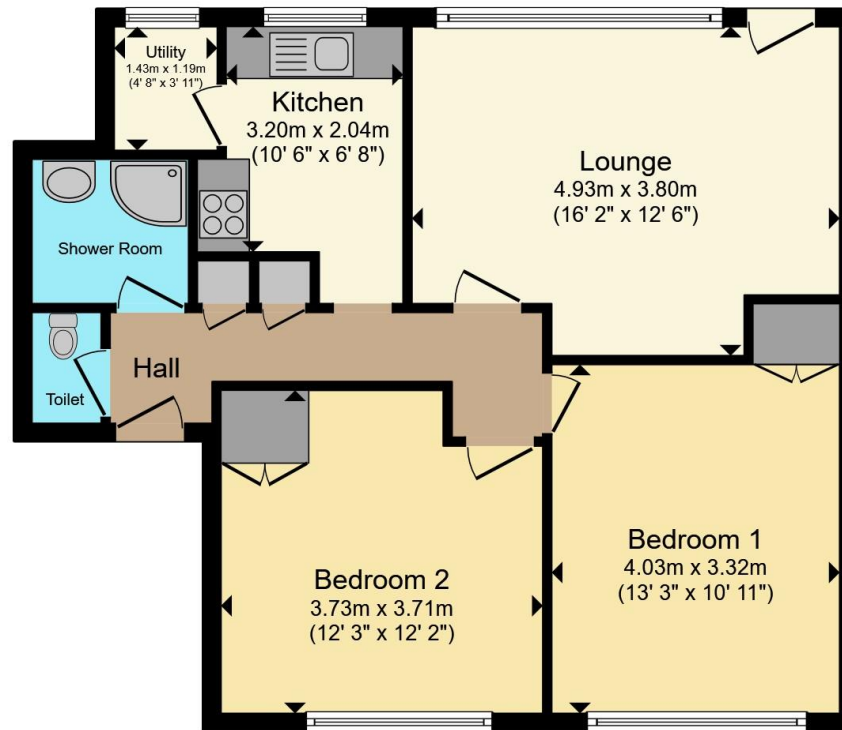
Communal Parking

Available on a first come first served basis.









Total floor area 65.1 m² (700 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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: D Council Tax
Band: B

Service Charge:
1764.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311535

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1976. 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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