



**Connells**

Sutton Park Court Birmingham Road  
SUTTON COLDFIELD



## Property Description

A well presented two double bedroom first floor apartment located close to main road, rail and bus transport links and good access to local amenities and shopping. OFFERED WITH NO CHAIN. IN EXCELLENT ORDER AND HAVING AN EXTENDED LEASE. The accommodation comprises a secure entry intercom system, located on the first floor, there is an entrance hallway leading to a good sized lounge/diner to the rear of the building, overlooking the rear communal gardens. A modern fitted kitchen with some built-in appliances, a refitted shower room and good sized double bedrooms. The property benefits from having electric heating and double glazing, the property benefits from having one allocated parking space.

## Entrance Hallway

Having secure intercom entry system to wall, electric heater to wall, door off to built-in storage cupboard housing hot water tank and boiler.

## Lounge

16' 2" x 9' minimum ( 4.93m x 2.74m minimum )

Having double glazed window to the side and rear overlooking the communal gardens, TV aerial point, telephone point and electric heater to wall.

## Modern Fitted Kitchen

10' 6" x 6' 1" ( 3.20m x 1.85m )

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over, tiled splash back, fitted matching wall units, double glazed window to the side overlooking the communal gardens, integrated electric hob, integrated oven, built-in cooker hood and extractor fan, space for an under-counter fridge, space and plumbing for a washing machine and extractor fan to wall.

## Bedroom 1

12' 9" maximum x 11' 10" maximum ( 3.89m maximum x 3.61m maximum )

Having double glazed window to the side, panel heater to wall and two built-in double wardrobes.

## Bedroom 2

10' 4" x 6' 10" ( 3.15m x 2.08m )

Having double glazed window to the side and telephone point.

## Shower Room

Having shower cubicle with electric shower facility, low level flush WC, wall mounted wash hand basin with built-in storage, extractor fan, part tiling to walls, frosted double glazed window to the side and electric storage heater to wall.

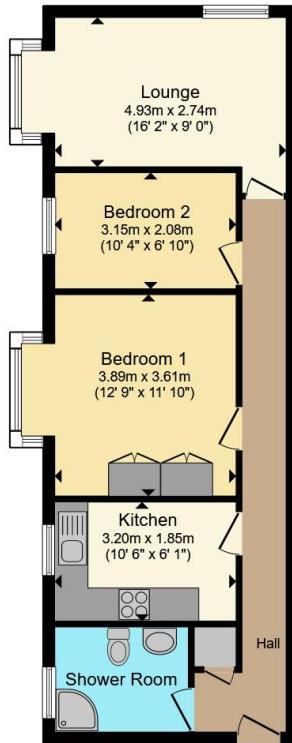
## Outside

Communal gardens and one allocated car parking space.









Total floor area 55.7 m<sup>2</sup> (600 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](http://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: C

Council Tax  
 Band: C

Service Charge:  
 1570.94

Ground Rent:  
 110.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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