



**Connells**

Graham House Chester Road  
Streetly Sutton Coldfield



# Graham House Chester Road Streetly Sutton Coldfield B74 3DY

for sale offers over  
**£150,000**



## Property Description

NO CHAIN- Impressively spacious 1 bedroom apartment in the heart of Streetly, with a contemporary interior design and generous living space. Situated on the second floor and being sat at the rear of the building, this apartment boasts quiet and private living, whilst still having fantastic main road and travel links for commuting. A great sized living room allows for separate living and dining spaces, with easy access to the modern fitted kitchen to the front. Uniquely, this property features underfloor heating running throughout, adding to the already warm, homely feel. The main bedroom has plenty of living space with extra floor space for wardrobes, as well as a handy extra storage area at the back. The modern main bathroom comprises of all the necessary utilities and is beautifully tiled throughout, again featuring that underfloor heating. Communal parking is situated to the rear of the building via a private road. VIEWINGS HIGHLY RECOMMENDED.

## Private Entrance /Hallway

10' 4" x 5' 3" maximum ( 3.15m x 1.60m maximum )

The property is accessed via a single wooden front door and into the private hallway, having built-in storage cupboard offering excellent storage, loft access and underfloor heating throughout.

## Lounge

16' 1" x 10' 3" ( 4.90m x 3.12m )

Having electric heater to wall, underfloor heating, wall lighting, spotlights to ceiling and rear facing window, door leads to kitchen.

## Kitchen

10' 4" x 5' 4" ( 3.15m x 1.63m )

Comprising integrated cupboard space, electric hob and oven with filter hood over, space and plumbing for a washing machine, stainless sink and drainer unit and drying rack, space for a fridge/freezer, underfloor heating and spotlights to ceiling

## Communal Entrance

There are communal gardens at the front of the property and pathway that leads to the communal front door and stairs lead to the second floor.

## Main Bedroom

14' 8" x 13' 1" ( 4.47m x 3.99m )

Having space for wardrobes, electric heater to wall, underfloor heating with thermostat control, spotlights to ceiling and rear facing window.



## Bathroom

Features and low level flush WC, shower cubicle with electric shower, wash hand basin, extractor fan, spotlights to ceiling and underfloor heating.

## Communal Parking

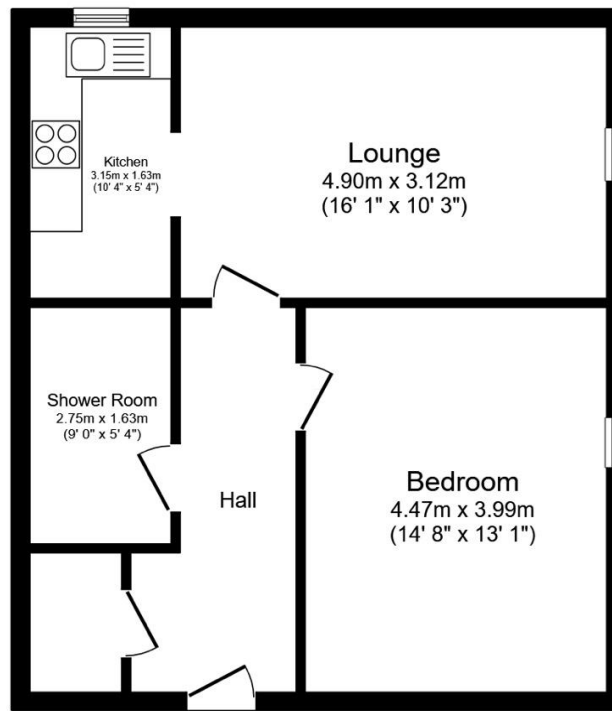
A private car park with spaces available on a first come first served basis.











**Floor Plan**  
Floor area 51.2 sq.m. (551 sq.ft.)

**Total floor area: 51.2 sq.m. (551 sq.ft.)**

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

To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: E	Council Tax Band: A	Service Charge: 1200.00	Ground Rent: Ask Agent	Tenure: Leasehold
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**view this property online [connells.co.uk/Property/SCO311105](https://www.connells.co.uk/Property/SCO311105)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1968. 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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