



**Connells**

Jerrard Court Pages Close  
Sutton Coldfield



## Property Description

A well presented one double bedroom, first floor flat located in a quiet cul-de-sac location close to the heart of Sutton Coldfield town centre and Good Hope Hospital. The property benefits from having easy access to local transport routes like train and bus and main roads. OFFERED WITH NO UPWARD CHAIN AND BENEFITING FROM A GOOD LENGTH LEASE. The accommodation comprises a communal entrance hall, private entrance hall, excellent sized lounge/diner, dual aspect fitted kitchen, double bedroom overlooking the communal gardens and refitted shower room. The property benefits from having double glazing and night storage heating. VIEWING IS ABSOLUTELY ESSENTIAL. IDEAL FIRST TIME BUY OR INVESTMENT BUY.

## Communal Hallway

Having door giving access into the communal hallway with stairs leading to the accommodation with door into private entrance hall.

## Entrance Hall

Having laminate flooring, door to storage cupboard providing cloak hook hanging and storage, glazed door gives access into the lounge and door gives access into the bedroom and access to the shower room.

## Lounge/Diner

18' x 12' 3" ( 5.49m x 3.73m )

Having double glazed window to the rear overlooking the communal gardens, TV aerial point, night storage heater to wall, decorative dado railing, laminate flooring and open access to the kitchen, having breakfast bar seating area.

## Kitchen

10' 3" x 5' 10" ( 3.12m x 1.78m )

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the front and to the side, one and a half bowl stainless steel sink with mixer tap over, decorative splash back tiling, space and plumbing for a washing machine and space for a fridge/freezer.

## Double Bedroom

13' 10" x 10' 4" ( 4.22m x 3.15m )

Having double glazed window to the rear, TV aerial point, night storage heater, one wall light fitting, decorative dado railing and laminate flooring.

## Shower Room

Being a refitted shower room, having shower cubicle with electric shower over, low level flush WC, vanity wash hand basin with cupboard under, frosted double glazed window, part tiling to walls, wall mounted heated towel rail radiator and door to airing cupboard housing the hot water tank and providing storage.

## Communal Gardens

The property benefits from having communal gardens to the front, side and rear with gardens laid to lawn and various planted shrubs and borders.

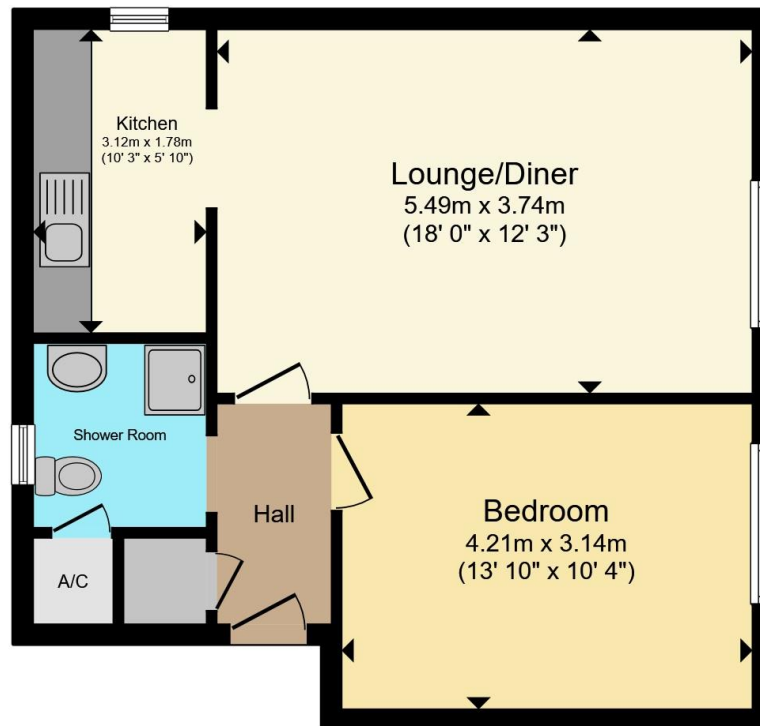
## Communal Parking

The property benefits from having communal parking and on road parking, subject to availability.









Total floor area 48.7 m<sup>2</sup> (524 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)



To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating: C Council Tax  
 Band: A

Service Charge:  
 1426.09

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311439](http://connells.co.uk/Property/SCO311439)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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