



**Connells**

Coleshill Street  
Sutton Coldfield



## Property Description

A well presented two bedroom ground floor maisonette all one level. OFFERED WITH NO CHAIN. Located in the heart of Sutton Coldfield town centre, close to main road and rail transport links, amenities, pubs, bars and restaurants. Having its own private entrance door at the front and rear of the building, Having the benefit of a single garage en-bloc, accessible from the rear of the building and located underneath the maisonette. There is also an allocated car parking space to the front of the garage. The accommodation comprises an L shaped entrance hallway, a good sized lounge, two double bedrooms both with built-in wardrobes, modern fitted dining/kitchen with French door onto the communal patio area. The property benefits from having double glazing and warm air heating. The property has recently been re-decorated throughout together with new carpeting.

## Entrance Hallway

Being allocated on Coleshill Street having wooden door with window light giving access into the L shaped entrance hallway. Having door leading into the lounge, dining/kitchen, the two bedrooms, the bathroom, a built-in storage cupboard and airing cupboard and a second understairs storage cupboard. The understairs storage cupboard houses the gas meter.

## Lounge

14' 2" x 10' 6" ( 4.32m x 3.20m )  
Having double glazed window to the front, two

warm air heaters, telephone point, TV aerial point, electric fire to wall.

## Dining Kitchen

14' 3" x 8' 10" ( 4.34m x 2.69m )  
Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the communal gardens and communal patio, stainless steel sink and drainer unit with mixer tap over, splash back tiling, integrated gas hob, integrated electric oven, space and plumbing for a washing machine, integrated fridge/freezer, floor tiling, warm air heater to wall, double glazed French door opening onto the communal patio area and double glazed picture window to the side, cupboard to wall providing storage and space for a table.

## Bedroom 1

10' 11" x 10' 9" ( 3.33m x 3.28m )  
Having double glazed window to the front, TV aerial point, warm air heater to wall and built-in double wardrobe.

## Bedroom 2

14' 2" plus the wardrobes x 8' 8" ( 4.32m plus the wardrobes x 2.64m )  
Having double glazed window to the front, telephone point, warm air heater to wall and built-in double wardrobe.

## Bathroom

Comprising a bath with electric shower over, low level flush WC, wash hand basin, floor

tiling, spotlights to ceiling and two frosted double glazed windows

## Outside Front

To the front there are communal gardens with walkway, to the front of the property there is a ramp,

## Rear Communal Gardens

Having an excellent sized patio area and being a communal patio area, communal gardens laid to lawn, various plants, shrubs and trees.

## Garage

The property benefits from having its own private garage, numbered 1301 and situated underneath the maisonette and accessible from the rear of the building off Rectory Road

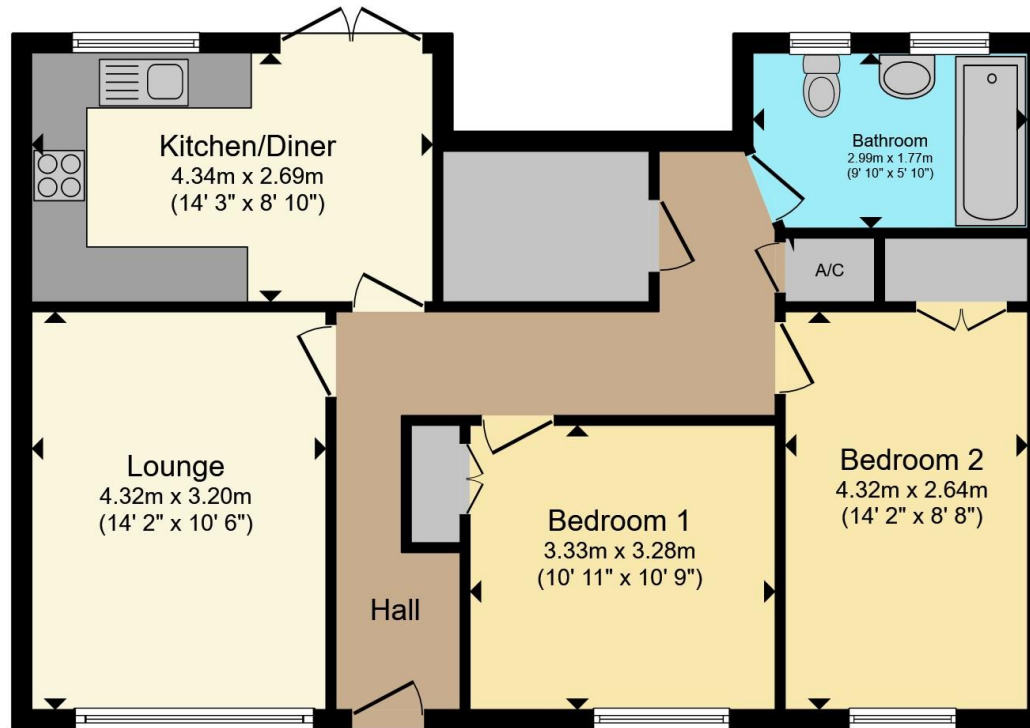
## Allocated Parking Space

To the front of the garage there is car parking space in front of your own garage.









Total floor area 73.5 m<sup>2</sup> (791 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

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4/6 High Street  
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EPC Rating: E Council Tax Band: A

Service Charge: 286.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311352](http://connells.co.uk/Property/SCO311352)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Feb 1990. 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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