



**Connells**

The Sutton King Edwards Square  
Sutton Coldfield



## Property Description

A stunningly presented 1 bedroom, top floor apartment in the heart of Sutton Town Centre. Being South facing, this bright, open plan living property boasts multiple floor to ceiling windows, 2 Juliet balconies looking out across local parks, and ample storage throughout. Being walking distance to local amenities and main railway links, this apartment is situated in the ideal location and has it's own car parking space behind a gated entrance, as well as communal parking at the front. With fob access into the communal areas, the building has lift access to upper floors. This property is newly decorated throughout, with a modern bathroom and fitted kitchen space with well designed pull out drawers, fully utilising the space. Close access to Sutton Town Centre, Sutton Coldfield train station, Royal Sutton Park and Wyndley Leisure Centre and amenities.

## Entrance Hallway

On entering the apartment gives access into a large L shaped. Excellent storage cupboard space

## Open-Plan Lounge/Kitchen

22' 1" x 17' 5" ( 6.73m x 5.31m )

The lounge area is south facing and is a light and bright area, there is electric heater to wall and storage cupboard to wall,. Two Juliet balconies and another two floor to ceiling windows. In the open-plan kitchen area there is an electric radiator to wall, induction hob with filter fan over, electric oven, integrated fridge/freezer and integrated dishwasher. The

kitchen also has a waste disposal unit within the sink and pull out metal shelves to cupboards which optimises the storage space.

## Bathroom

Consists of a bath with rainfall shower over, vanity wash hand basin, extractor fan, low flush WC and an electric towel radiator to wall.

## Main Bedroom

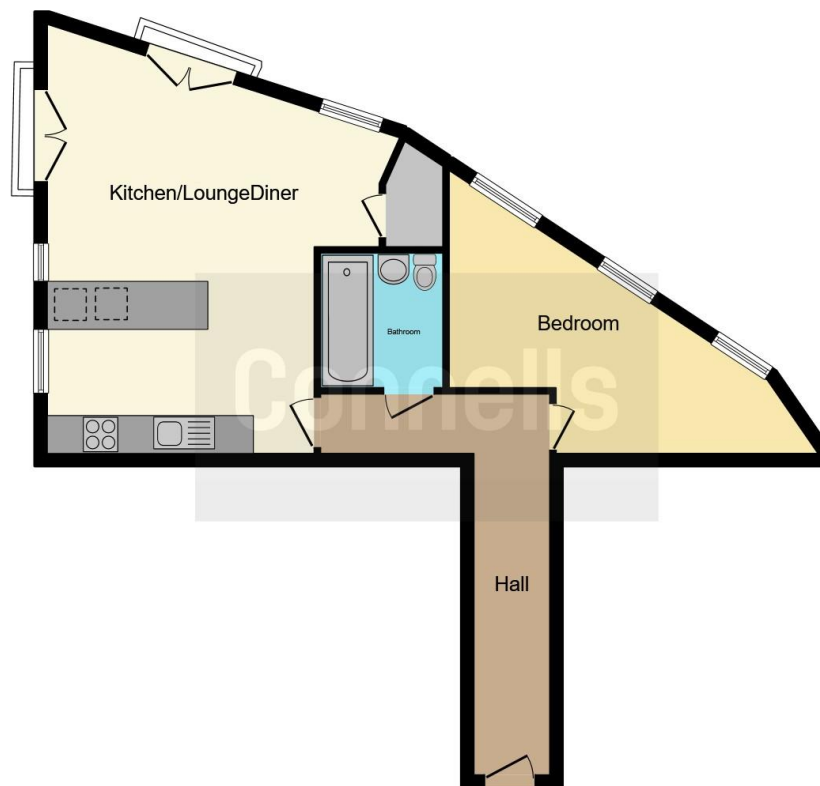
24' 5" x 12' 1" ( 7.44m x 3.68m )

Consists of three floor to ceiling South facing windows ensuring this room is light and bright, electric radiator to wall, space for a king-size bed, space for two good sized bedside tables, space for a free-standing wardrobe.









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.focalagent.com](http://www.focalagent.com)

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: C

Service Charge:  
 2000.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310784](http://connells.co.uk/Property/SCO310784)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SCO310784 - 0006