



Connells

Cherwell Court Garrard Gardens
Sutton Coldfield



Property Description

****NO CHAIN**** A well presented 2 double bedroom apartment in the heart of Sutton Coldfield Town Centre, just a short walk from Sutton Train Station and having recently been redecorated throughout. Situated just a stones throw from the town centre, allowing quick access to popular restaurants, cafes, high street shops and incredible night life, this property is superbly located and offers fantastic modern living. The apartment is situated on the second floor, featuring 2 good sized double bedrooms and a spacious lounge with space for dining set.. The lounge space features viewing windows overlooking the stunning communal gardens and allowing for natural light to flood the apartment. A separate kitchen with integrated appliances features 2 handy built in storage cupboards, with space for washing machines and pantry use. This property comes with garage and communal parking. Viewings highly recommended.

Entrance Hall

Regulation fire door to the front with access to the internal hallway. Hallways having intercom system, electric heater to the wall and built in storage cupboard for coats and shoes.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

Having large viewing windows overlooking the front communal gardens and car park, allowing for natural light to flood the room. Storage heater to wall, space for dining table

set and access to kitchen. Lounge and kitchen separated via partition wall. New carpets recently fitted throughout.

Kitchen

8' 1" x 7' 6" (2.46m x 2.29m)

Integrated cupboards and laminate work tops with stainless steel sink and drainage board. Having free standing electric hob and oven, space for fridge freezer and rear facing over communal gardens. 2 built in cupboards with space for washing machine and pantry use

Bedroom One

12' 7" x 11' 7" (3.84m x 3.53m)

Double bedroom, having built in cupboard/wardrobe space and electric heater to the wall. Front facing over communal gardens. New carpet recently fitted throughout.

Bedroom Two

10' 5" x 8' (3.17m x 2.44m)

Double bedroom, having electric heater to wall, space for wardrobes and rear facing over the communal gardens. New carpet fitted throughout.

Bathroom

Good sized bathroom, having integrated shower cubicle, low flush toilet, sink and electric towel warmer to the wall. Frosted windows to rear. Built in storage cupboard. New lino flooring throughout.









Total floor area 67.3 m² (725 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



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 3432.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311517

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.

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