

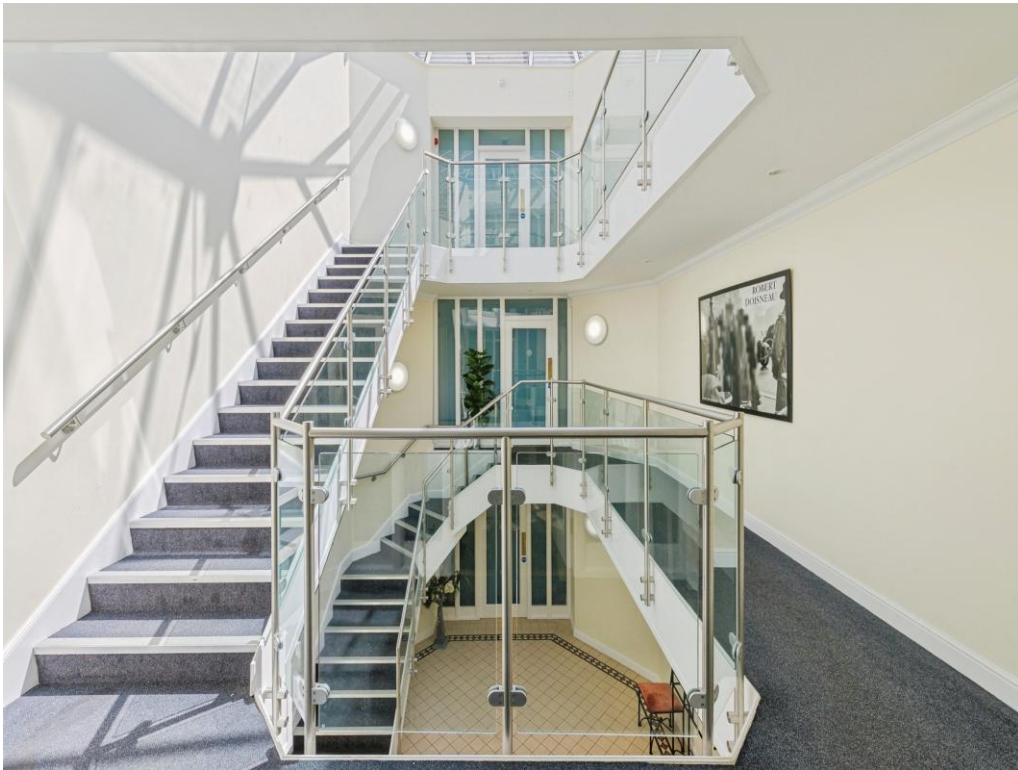


Connells

Oakland House Lichfield Road
Sutton Coldfield

Oakland House Lichfield Road Sutton Coldfield B74 4DJ

for sale
£210,000



Property Description

A two double bedroom first floor apartment situated in an attractive apartment block with good road & rail transport links and easy access to Mere Green. The accommodation has an impressive communal hallway with stairs to the first floor landing and lift facility. There is a security entry intercom system. The accommodation comprises a reception hall with open access to the Lounge Diner which has excellent views over Four Oaks, fitted kitchen with some integrated appliances. There is a master bedroom with en-suite bathroom with shower and a 2nd bedroom and separate bathroom. There is an allocated parking space set behind gated entry and attractive communal gardens.

Communal Hallway

Being a fabulous communal hallway with stairs leading up to the first floor landing and loft access. There is a security gated entry intercom system, access to the main entrance hall of the property.

Private Hallway

Having radiator to wall, open access to the lounge kitchen diner, doors off to the two bedrooms, the family bathroom and cupboard housing the boiler and providing storage.

Lounge Diner

18' plus bay x 10' 9" (5.49m plus bay x 3.28m)

Having double glazed walk-in bay window to

the rear, radiator to wall, telephone point, tiled flooring and open access into the kitchen.

Fitted Kitchen

Having fitted base units with work surfaces over, fitted matching wall units, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, integrated electric oven, integrated electric hob and built-in cooker hood. Space and plumbing for a washing machine, space for a fridge freezer, spotlights to ceiling, radiator to wall and tiled flooring.

Bedroom 1

15' 6" max x 8' 5" (4.72m max x 2.57m)

Having double glazed window to the rear, double paneled radiator to wall, TV aerial point, built-in wardrobe and door to the en-suite.

En-Suite Shower Room

Having shower cubicle, paneled bath, pedestal wash hand basin, low level flush W/C, extractor fan, tiled flooring and wall mounted heated towel rail radiator.

Bedroom 2

10' 9" max x 7' 1" (3.28m max x 2.16m)

Having double glazed window to the rear, built-in wardrobe providing storage.

Family Shower Room

Having shower cubicle with shower facility, wash hand basin, wall mounted heated towel rail radiator, low level flush W/C and extractor fan.

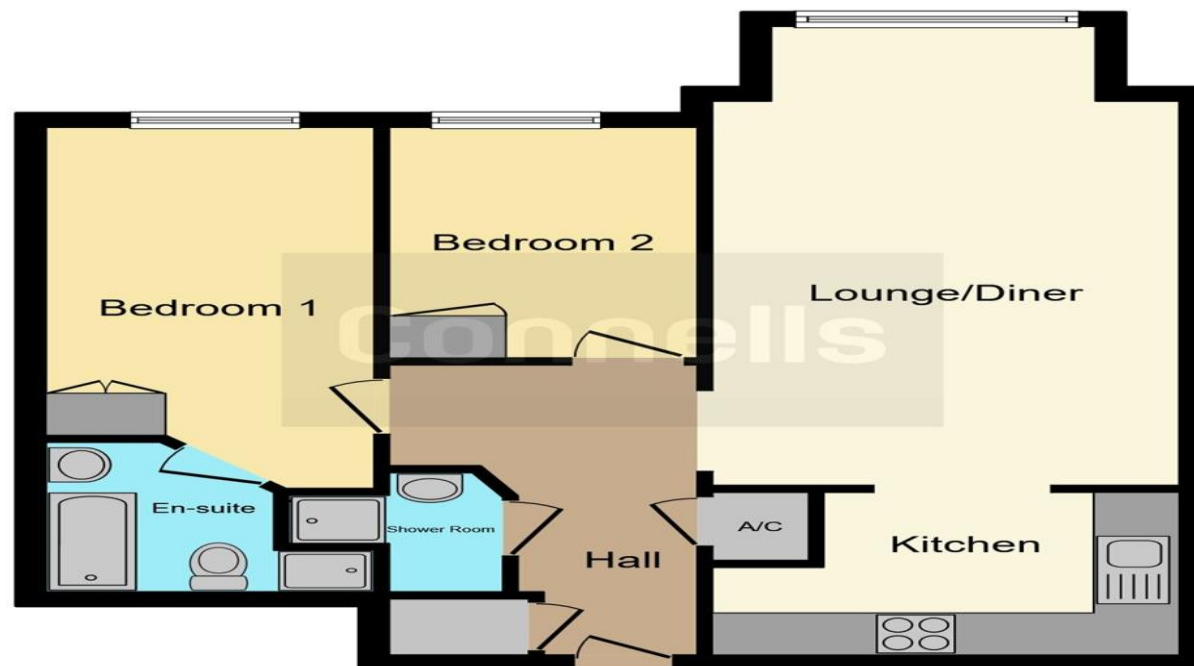
Outside Parking

The seller advises there is an allocated parking space which is behind secure gated inter-intercom system.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: C Council Tax
 Band: D

Service Charge:
 1688.24

Ground Rent:
 235.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. 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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