



Connells

Urban Gate Streetly Road
Birmingham



Property Description

****NO CHAIN**** A fantastic 2 bedroom apartment situated inside a modern complex, offering fantastic main road and travel links, being just 0.9 miles from Erdington Train Station and 4 miles to Birmingham City Centre. The apartment itself offers spacious open plan living, with large windows and Juliet balcony to the front and modern kitchen appliances to the rear. Two good sized bedrooms with fitted wardrobes feature, as well as a good sized main family bathroom and ample storage throughout, with three fitted cupboard spaces in the hallway alone. This property comes with gated parking and 1 allocated space, as well as on street parking for visitors. Viewings highly recommended at this property.

Communal Door

The property is accessed via a communal door with stairs leading to first floor landing into the private accommodation.

Private Entrance Hall

The private accommodation is accessed via a wooden front door, with three storage cupboards offering excellent storage, electric heater to wall and video intercom system to wall.

Lounge/Kitchen/Diner

16' 1" x 15' 5" (4.90m x 4.70m)

Having bay window/Juliet balcony, open plan kitchen/living, storage heater to water, integrated kitchen cupboards, electric oven, electric hob with filter hood over, space for a fridge/freezer and space and plumbing for a washing machine

Bedroom 1

16' 1" x 10' 2" (4.90m x 3.10m)

Having a rear facing window overlooking the rear of the complex, fitted wardrobes and storage heater to wall

Bedroom 2

10' 2" x 6' 6" (3.10m x 1.98m)

Having a front facing window overlooking the front of the complex and storage heater to wall.

Family Bathroom

Comprising a bath with shower over, low level flush WC, wash hand basin and towel warmer radiator to wall

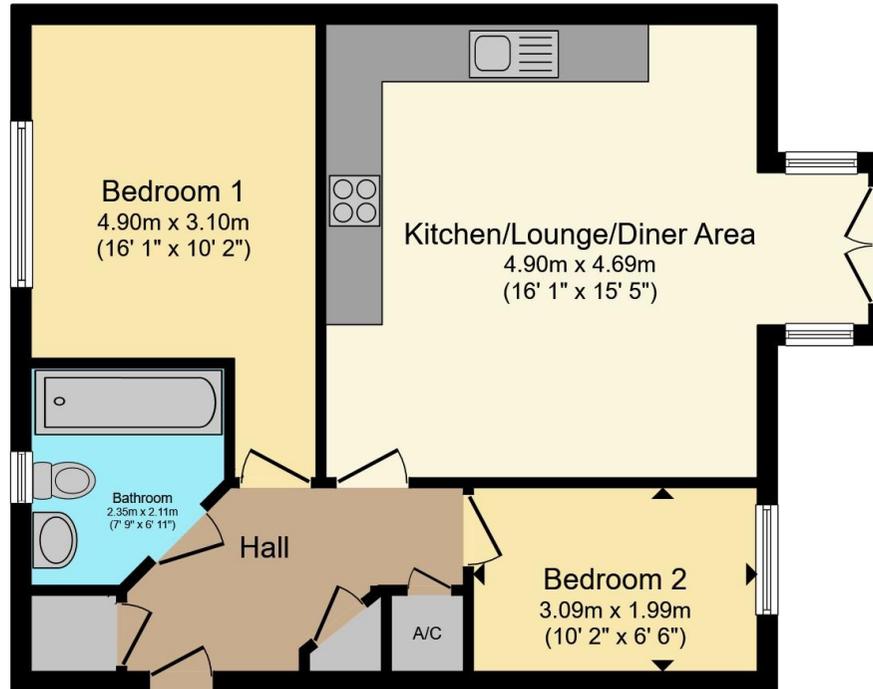
Outside Rear

Electric gates lead to a private car park with allocated car parking space.









1st Floor

Total floor area 57.1 m² (615 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
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311203

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2006. 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.

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.

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