



Not for marketing purposes INTERNAL USE ONLY

Haunchwood Drive  
SUTTON COLDFIELD



### Property Description

**\*\*NO CHAIN\*\*** Connells are proud to present this impressively spacious 1 bedroom flat in the sought after area of Walmley, Sutton Coldfield. This property is brilliantly located, offering quick access to transport and main road links with easy routes into Sutton Coldfield Town Centre and Birmingham City Centre. With Walmley village just a short walk up the road, you have access to a host local amenities, as well as Wylde Green High Street less than 2 miles down the road. The property itself sits in the middle of a quiet estate, with beautiful communal gardens and a lovely community feel around. Offering ample living space inside, with a generous living room and space for a dining set if required, A good sized double bedroom overlooks the communal gardens and the separate kitchen space to the rear is ideal. A unique feature of this property is the ample storage space, with three handy cupboard spaces in the hallway, as well as an extra loft space above. Communal parking available. Viewings highly recommended.

### Living Room

16' 8" x 10' 8" ( 5.08m x 3.25m )

Impressively spacious living room with potential for dining space. Good sized viewing windows maximising light and overlooking the communal gardens. Having radiator to wall

### Kitchen

9' 5" x 7' 6" ( 2.87m x 2.29m )

Fully integrated appliances and worktops, having 4 ring gas hob and filter hood over, with electric oven. Integrated fridge and separate freezer, space for washing machine, radiator to wall and access to boiler. Front facing over communal gardens

### Bedroom

15' 1" x 8' 7" ( 4.60m x 2.62m )

Good sized bedroom overlooking communal gardens, having radiator to wall and spotlights to ceiling

### Bathroom

Having bath with handheld shower, low flush toilet, sink, radiator to wall and frosted window to side.

### Entrance Hall

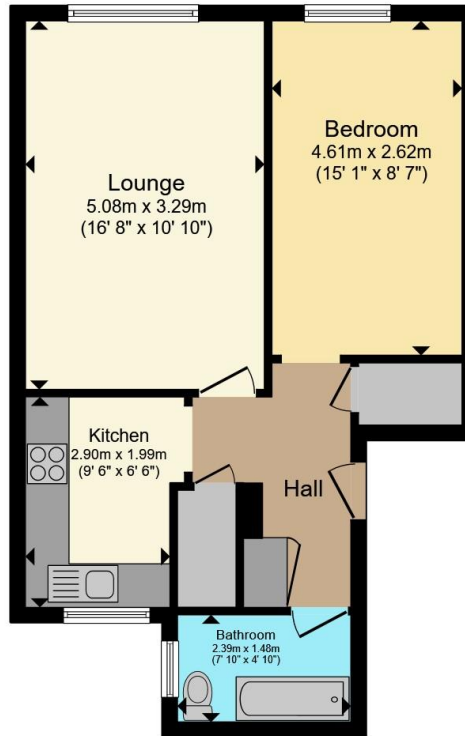
Offering ample storage space with 3 built in cupboards and loft access. Hive system installed. Access to bedroom, living room, kitchen and bathroom











Total floor area 48.5 m<sup>2</sup> (522 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

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating: D Council Tax Band: A

Service Charge: 360.00 Ground Rent: 10.00

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Nov 2014. 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.

**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: SCO311410 - 0002