



Connells

Chester Road
Sutton Coldfield



Property Description

A well presented two double bedroom ground floor maisonette, located in an excellent location close to Chester Road train station, main road and rail routes and local amenities. Having private entrance hallway with storage cupboard, a good-sized lounge/diner with open access into refitted breakfast kitchen area with double glazed French door opening out onto a private patio area and communal gardens, two double bedrooms and a refitted shower room. The property benefits from having central heating and double glazing. Low maintenance charge and ground rent.

Private Entrance Hall

Having double glazed door giving access into the entrance hall, radiator to wall, door off to built-in storage cupboard, doors give access into the lounge/kitchen/diner, two bedrooms and the shower room.

Lounge/Diner

16' 8" plus the door recess x 10' 1" (5.08m plus the door recess x 3.07m)

Having double glazed window to the front, double glazed doors leading onto the communal garden, this gives access to a small patio area, laminate flooring, radiator to wall, spotlights to ceiling, TV aerial point, telephone point, open plan access into the kitchen.

Kitchen

8' 4" x 7' 1" (2.54m x 2.16m)

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the front, one and half bowl stainless steel sink and drainer unit with mixer tap over, gas cooker, cooker hood and extractor fan, space and plumbing for a washing machine, space for a fridge/freezer, overhang breakfast bar seating area, wall mounted central heating boiler concealed behind wall unit, coving to ceiling, spotlights and tiled flooring.

Bedroom 1

14' 4" x 9' 5" (4.37m x 2.87m)

Having double glazed window to the front with secondary glazed unit, radiator to wall and coving to ceiling,

Bedroom 2

14' 4" x 6' 6" (4.37m x 1.98m)

Having double glazed window to the front with secondary glazed unit, radiator to wall and coving to ceiling,

Shower Room

Briefly comprising a walk-in shower cubicle with electric shower facility, wash hand basin with cupboard under, low level flush WC, wall mounted heated towel rail radiator, shaver point, extractor fan, tiled flooring.

Outside

Communal Parking

The property benefits from having communal parking to the rear with ample off-road parking.

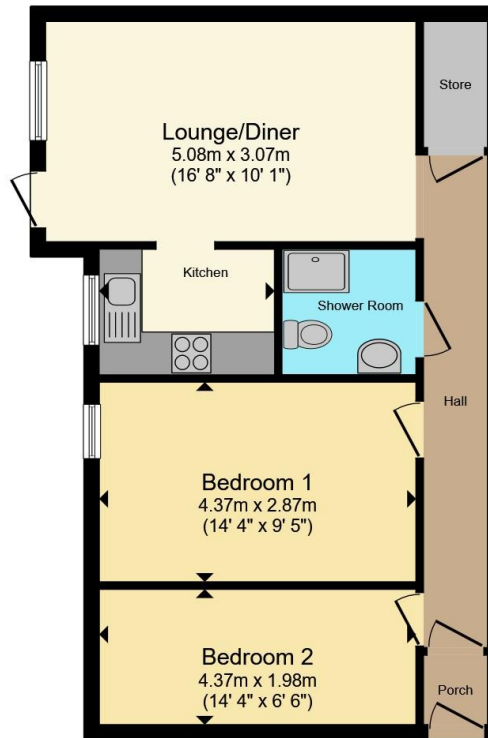
Communal Gardens

Having communal gardens with garden laid to lawn with wrought iron railings to the front.









Total floor area 55.8 m² (601 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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: C Council Tax
 Band: A

Service Charge: 400.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311344

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Mar 1996. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311344 - 0005