Connells

Sarah Court College Road
Sutton Coldfield

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Sutton Coldfield B73 5AH

for sale offers over
£140,000

Property Description

Connells are pleased to introduce this incredibly spacious 2 bedroom flat in Sutton Coldfield, offering ample living and storage space throughout. Being just a stones throw from Boldmere High Street and less than a mile from Sutton Park, this property is superbly located and offers a host of local amenities, to include popular restaurants, cafes, high street shops and a short walk to two supermarkets. With quick access to main road and transport links via multiple bus stops on the road and local train stations, it makes it very easy to get around Birmingham. The property itself features 2 good sized double bedrooms, both having fitted wardrobes, as well as a great sized main lounge with space for living area and separate dining space. A great sized kitchen features modern fitted units and integrated appliances, overlooking the rear communal grounds. To the rear of the building holds ample communal parking for residents and guests. Viewings highly recommended at this property.

Hallway

A spacious hallway with multiple built in storage cupboards and access to bedroom 2, living room, kitchen and bathroom. With electric heater to the wall.

Living/Dining Room

17' 3" x 9' 1" (5.26m x 2.77m)

A generously sized living room with space for dining table set to the rear. Having electric heater to the wall, front facing over the communal gardens and access to bedroom 1.

Kitchen

15' 7" x 7' 1" (4.75m x 2.16m)

A modern fitted kitchen with integrated appliances, to include washing machine, dishwasher and space for free-standing fridge freezer. Rear facing over the communal gardens and car park. Space and potential for breakfast bar or large fridge freezer, with electric heater to the wall.

Bedroom 1

15' 7" x 9' 4" (4.75m x 2.84m)

Good sized double bedroom with fitted wardrobes, having viewing window allowing for natural light and overlooking communal gardens. Electric heater to the wall. Accessed via living area.

Bedroom 2

10' x 9' maximum (3.05m x 2.74m maximum)

Good sized double bedroom with fitted wardrobes, electric heater to the wall and rear facing over communal gardens. Accessed via the hallway.

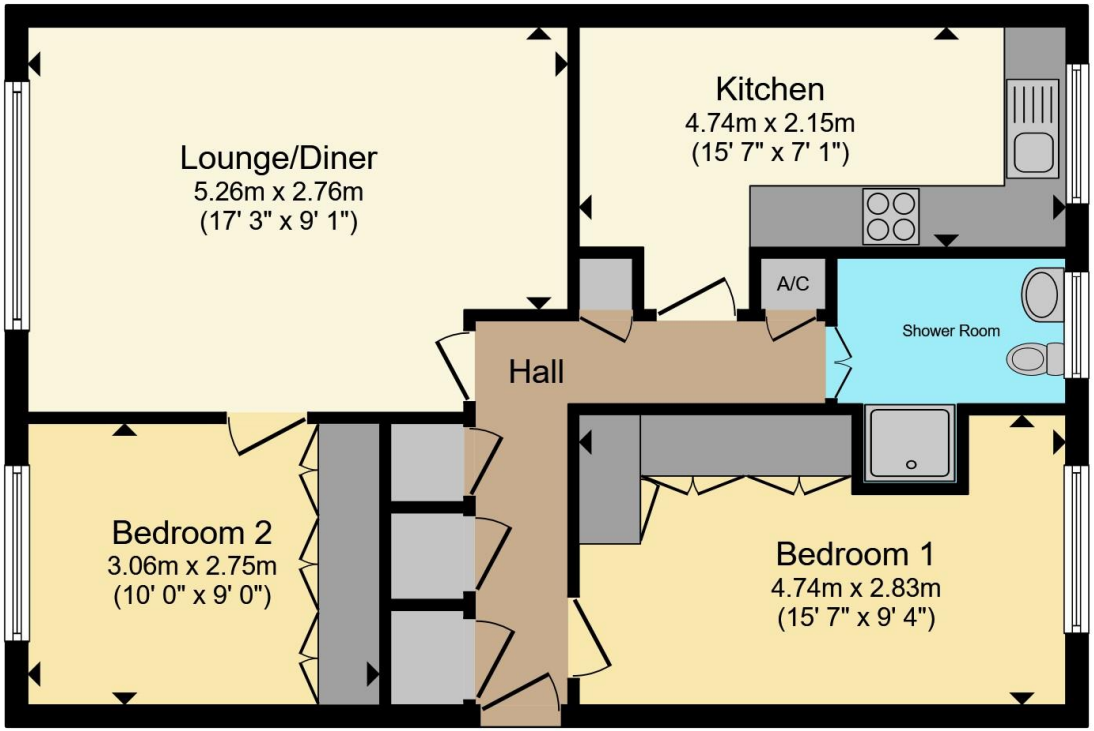
Bathroom

Featuring low flush toilet, sink to wall, and shower cubicle. Frosted window to the rear and being partly tiled throughout.

Outside

Communal gardens and communal parking to the rear. Accessed via a gated private driveway. AGENT'S NOTE: The sellers currently rent a garage space from the council.

Chloe



Total floor area 66.8 m² (719 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

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To view this property please contact Connells on

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4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: E

Council Tax Band: A

Service Charge: 600.00

Ground Rent: 5.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311482

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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