



Connells

Burcot Court Four Oaks Road
Sutton Coldfield



Property Description

A well presented one double bedroom spacious ground floor retirement apartment. Located in the highly desirable development of Burcot Court, located close to Royal Sutton Park. Easy access to main road and rail transport links and local amenities. Burcot Court offers fantastic accommodation for the over 60's. This is a well established retirement development. There is the benefit of having several communal residents facilities to include a resident's lounge for socialising, resident's games room and separate formal resident's dining room with a restaurant where high quality meals can be booked 24 hours in advance . The accommodation itself has the benefit of a large entrance hallway with guest WC and a large storage cupboard. There is an excellent sized lounge overlooking the rear communal gardens. off of the lounge there is a good sized modern fitted kitchen with built-in appliances and space for a dining table. There is a double bedroom with built-in wardrobes and separate bathroom with bath and wet room style shower. Additional benefits include central heating and double glazing. There is a video entry intercom system. There is a mature and sociable communal courtyard style garden with established planting and bushes, outdoor covered seating area and table and chair seating. AN EXTENDED LEASE UPON COMPLETION OFFERED SUBJECT TO NEGOTIATION.

Communal Hallway

The development is accessed via a video secure entry intercom system that gives

access into the main communal reception hallway located at the front of the development. This is where you will find the main reception with house manager's office. This hall also gives access to a communal dining hall where meals can be booked 24 hours in advance, resident's lounge and a resident's games room with many scheduled activities that can be booked. The communal hallway allows walk through access to the communal courtyard garden. You can pass through this courtyard to a further secure entry reception hall which gives you access the private accommodation.

Private Accommodation

Private Hall

A good sized hallway with internal pulley assistance cord, doors to a large storage cupboard, providing excellent storage space ideal for a downsizer, doors to guest WC, living room, double bedroom and the bathroom with walk in shower. There is decorative coving to ceiling and radiator to wall.

Living Room

17' 11" x 13' 6" (5.46m x 4.11m)
Having double glazed window overlooking the mature communal gardens, two radiators to wall, TV aerial point, three wall light fittings, decorative coving to ceiling, pulley system for assistance to ceiling and internal door gives access into the fitted kitchen.

Fitted Breakfasting Kitchen

13' x 7' 10" (3.96m x 2.39m)

Briefly comprising a modern fitted kitchen. Having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the side overlooking the communal gardens, sink and drainer unit with mixer tap over, cupboards under, integrated double electric oven and integrated electric hob, built-in cooker hood and extractor fan over. Space and plumbing for a washing machine, integrated fridge and freezer, radiator to wall, space for a dining table and pulley system for assistance to ceiling. Door to built in storage cupboard providing extra pantry storage space.

Guest WC

Having low level flush WC, pedestal wash hand basin, radiator to wall, part tiling, extractor fan and pulley system for assistance to wall.

Bedroom

14' 4" x 12' 5" (4.37m x 3.78m)

Having double glazed window overlooking the communal courtyard gardens, radiator to wall, built-in double wardrobe with mirrored sliding front and pulley system for assistance to ceiling. A good sized bedroom.

Bathroom

Having panelled bath with taps over, low level flush WC, wash hand basin, wet room style walk-in shower with mobility handles and seat, extractor fan to wall, radiator to wall, feature archway and shaver point and pulley system for assistance to ceiling.

Communal Gardens

The property has access to mature and landscaped communal garden and a courtyard style garden with welcoming outdoor seating, table and chairs.

Communal Parking

The property benefits from having communal parking and works on a first come first served basis. The spaces are located to the front entrance of the development.

Service Charge Inclusion

The service charge includes an option every week of either one and a half hours of cleaning, or shopping, or ironing. This is offered to residents and needs to be booked in advance.

Guest Suite

There is a Guest Bedroom Suite that residents can book in advance for visiting relatives. This can be booked via the House Manager in advance.

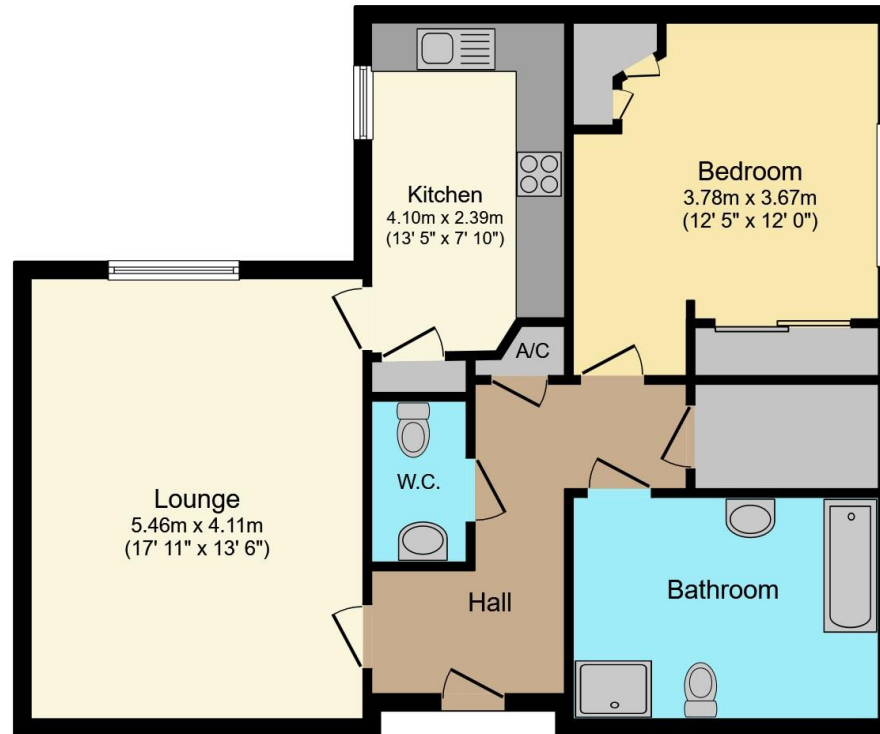
Agent's Note:

The vendor advises that an extended lease is in the process of being purchased. For further information please contact agent.









Total floor area 76.3 m² (821 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: E

Service Charge: 9486.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311019

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1995. 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: SCO311019 - 0010