



Connells

Boundary Road
BIRMINGHAM



Property Description

A well presented 2 double bedroom ground floor flat in the popular location of The Observatory development. Located close to main road and rail links giving easy access into Birmingham town centre, Lichfield and Sutton Coldfield. Having secure entry intercom system with access to the main accommodation. Having own private hallway, open plan Kitchen Living Dining Room and being dual aspect and having 2 sets of French doors opening onto the communal gardens, main bedroom and good sized 2nd bedroom and bathroom with shower over the bath. There is an allocated parking space.

Communal Hallway

The property benefits from having a secure entry intercoms system giving access into the communal hallway. The communal hallway has doors leading off to the private hallway.

Private Hallway

Having laminate flooring, spotlights to ceiling, two built in storage cupboards, one housing the boiler and doors off to the open plan lounge kitchen diner, the two bedrooms and the bathroom.

Open Plan Lounge Kitchen Diner

22' 1" plus the door recess x 16' maximum (6.73m plus the door recess x 4.88m maximum)

Having double glazed window to the side, having two sets of double glazed French

doors leading onto the communal gardens. The French doors are dual aspect, with one set being to the front and one being to the side, telephone point, TV aerial point, two electric panel heaters, laminate flooring, space for a lounge area and a dining area with open access into the modern fitted kitchen.

Fitted Kitchen Area

Having fitted base units with work services over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over and splash back tiling, integrated electric oven, integrated electric hob, stainless steel splash back with built in cooker hood over and extractor. Having space and plumbing for a slim line dishwasher, space and plumbing for a washing machine, integrated fridge, integrated freezer, spotlights to ceiling and built in wine rack.

Bedroom One

10' maximum x 16' (3.05m maximum x 4.88m)

Having double glazed window to the front, electric panel heater to the wall and laminate flooring.

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

Having double glazed window to the front, panel heater to wall and laminate flooring.

Bathroom

Being a white bathroom suite having panelled bath with rainfall hand held shower over, low level flush WC, pedestal wash hand basin, extractor fan to wall, spotlights to ceiling, built in wall mirror and part tiling to walls.

Outside

Communal Gardens

The property benefits from communal gardens and having garden laid mainly to lawn with various plants and shrubs. The property is located to the rear and a more secluded part of the communal gardens.

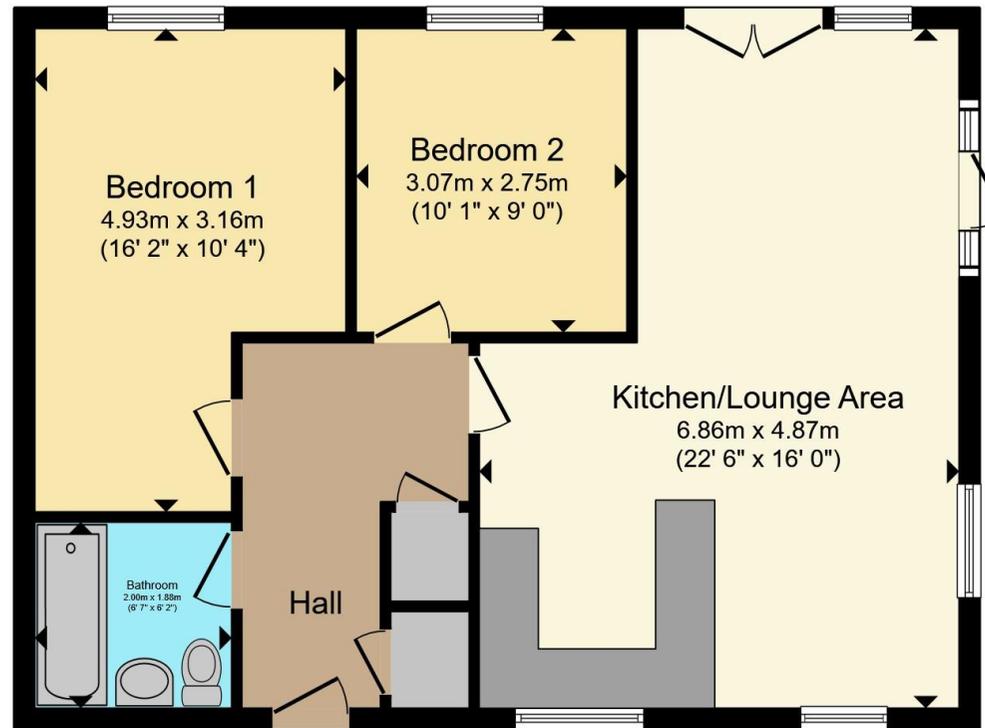
Allocated Parking

The property benefits from an allocated parking space and there are additional communal visitors parking spaces.









Total floor area 64.3 m² (693 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: 2368.84

Ground Rent: 315.68

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311141

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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.

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