



Connells

Graham House Chester Road
Streetly Sutton Coldfield



Property Description

NO CHAIN- Impressively spacious 1 bedroom apartment in the heart of Streetly, with a contemporary interior design and generous living space. Situated on the second floor and being sat at the rear of the building, this apartment boasts quiet and private living, whilst still having fantastic main road and travel links for commuting. A great sized living room allows for separate living and dining spaces, with easy access to the modern fitted kitchen to the front. Uniquely, this property features underfloor heating running throughout, adding to the already warm, homely feel. The main bedroom has plenty of living space with extra floor space for wardrobes, as well as a handy extra storage area at the back. The modern main bathroom comprises of all the necessary utilities and is beautifully tiled throughout, again featuring that underfloor heating. Communal parking is situated to the rear of the building via a private road. VIEWINGS HIGHLY RECOMMENDED.

Communal Entrance

There are communal gardens at the front of the property and pathway that leads to the communal front door and stairs lead to the second floor.

Private Entrance /Hallway

10' 4" x 5' 3" maximum (3.15m x 1.60m maximum)

The property is accessed via a single wooden front door and into the private hallway, having built-in storage cupboard offering excellent storage, loft access and underfloor heating throughout.

Lounge

16' 1" x 10' 3" (4.90m x 3.12m)

Having electric heater to wall, underfloor heating, wall lighting, spotlights to ceiling and rear facing window, door leads to kitchen.

Kitchen

10' 4" x 5' 4" (3.15m x 1.63m)

Comprising integrated cupboard space, electric hob and oven with filter hood over, space and plumbing for a washing machine, stainless sink and drainer unit and drying rack, space for a fridge/freezer, underfloor heating and spotlights to ceiling

Main Bedroom

14' 8" x 13' 1" (4.47m x 3.99m)

Having space for wardrobes, electric heater to wall, underfloor heating with thermostat control, spotlights to ceiling and rear facing window.

Bathroom

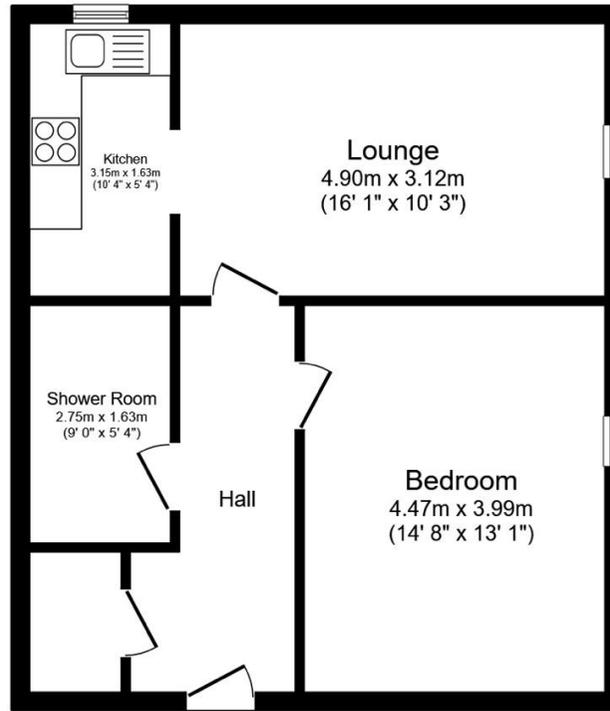
Features and low level flush WC, shower cubicle with electric shower, wash hand basin, extractor fan, spotlights to ceiling and underfloor heating.

Communal Parking

A private car park with spaces available on a first come first served basis.







Floor Plan

Floor area 51.2 sq.m. (551 sq.ft.)

Total floor area: 51.2 sq.m. (551 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: E Council Tax Band: A Service Charge: 1600.00 Ground Rent: Ask Agent Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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