



Connells

Tudor Way
Sutton Coldfield



Property Description

A stunning 2 bedroom apartment in the heart of Sutton Coldfield, boasting ample living space and unique features throughout. Situated in a sought after complex of Sutton Coldfield, just a short 0.6 mile walk into the town centre and fantastic main road links into Birmingham City Centre, this apartment is superbly located and ideal for working professionals or investors. In addition, Sutton Coldfield Train Station is just 1 mile from the property and a host of local amenities are on offer, including popular bars and restaurants, cinemas, cafes and schools. The property itself offers fantastic open plan living space with large windows, leading into a modern fitted kitchen with appliances. A unique feature of the property is the generously sized main bedroom, which offers a door into the main bathroom, working similarly to an ensuite. A good sized second bedroom features to the rear of the apartment, ideal for a guest bedroom or dressing room space. You'll also find ample storage throughout the apartment, with built in cupboard space throughout. This property offers an allocated parking space. Viewings highly recommended.

Communal Entrance

Communal front door leads through to communal area and up to first floor landing where the private property is located

Private Entrance Hall

The entrance hall is accessed via a wooden front door having cupboard housing the boiler offering storage, radiator to wall and camera intercom system to wall.

Lounge

19' 7" x 11' 5" (5.97m x 3.48m)

Having radiator to wall, access to the kitchen and large windows overlooking the front of the property.

Kitchen

11' 6" x 5' 9" (3.51m x 1.75m)

A fully integrated kitchen with modern appliances, comprising four ring electric hob with filter hood over, electric oven, space and plumbing for a washing machine, integrated dishwasher and space for a fridge/freezer.

Bedroom 1

21' 2" x 11' (6.45m x 3.35m)

Having fitted wardrobes, two front facing windows, radiator to wall and door leads through to the main bathroom.

Bedroom 2

10' 6" x 7' 7" (3.20m x 2.31m)

Having fitted wardrobes, two front facing windows and radiator to wall.

Main Bathroom

Comprising bath with shower over, vanity wash hand basin, low level flush WC, part tiled, laminate flooring, cupboard space and door leads through to hallway and bedroom 1

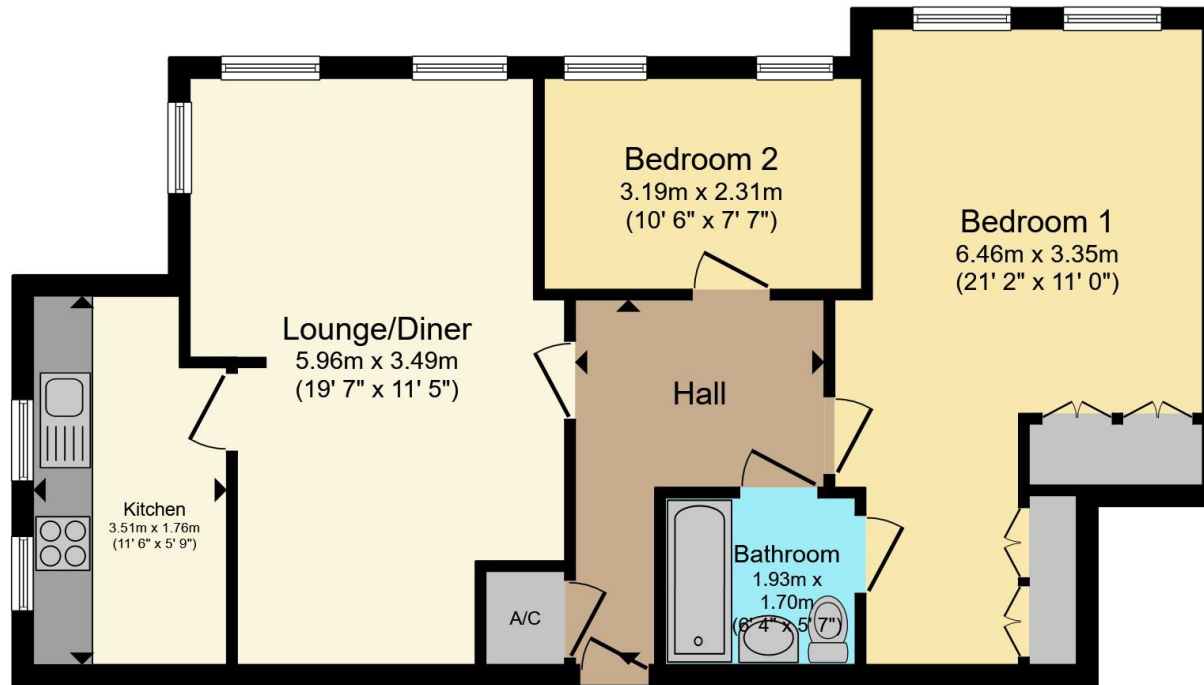
Outside Front

The property benefits from one allocated car parking space.









Floor Plan

Total floor area 66.5 m² (715 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
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EPC Rating: C Council Tax Band: D

Service Charge: 2200.00

Ground Rent: 170.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310852

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 2003. 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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