



**Connells**

Somerton Court Short Heath Road  
BIRMINGHAM



## Property Description

A well presented and spacious one double bedroom first floor flat. Located in a superb spot close to main road and public transport routes. Close to local amenities. The flat is accessed via a secure entry intercom system. There is a private hallway with a large built in storage cupboard. Off of the hallway there is a good sized lounge diner with views onto the rear communal gardens and parking. There is modern fitted kitchen off of the lounge with ample storage and built in appliances. There is an excellent sized double bedroom with built in wardrobes and storage. There is bathroom with shower over the bath. Outside there are communal gardens and gated rear allocated parking space. The property benefits from electric heating and double glazing. Ideal first time buyer home or investment property.

## Communal Hallway

Having secure entry intercom system to the wall. Stairs lead to the first floor communal landing. Door to the airing cupboard housing the hot water tank and providing storage.

## Private Hallway

Having entrance door to the L-shaped hallway. Secure entry phone system to the wall, panel heater and doors to the Lounge diner, bedroom and bathroom.

## Lounge Diner

16' 10" x 12' 1" ( 5.13m x 3.68m )

Having double glazed window to the rear overlooking the communal gardens and allocated parking, TV aerial point, and open access to the Kitchen.

## Modern Fitted Kitchen

9' 6" x 7' 5" ( 2.90m x 2.26m )

Comprising a modern fitted kitchen with fitted base units with roll edge work surfaces over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over and cupboards under, integrated electric hob with stainless steel splashback, built in cooker hood and extractor fan, space and plumbing for a washing machine and space for a fridge freezer.

## Double Bedroom

13' x 9' 7" ( 3.96m x 2.92m )

A good sized double bedroom with double glazed window to the rear overlooking the communal gardens and allocated parking, panel heater, built in bedroom furniture to include single and double wardrobes and built in drawer units.

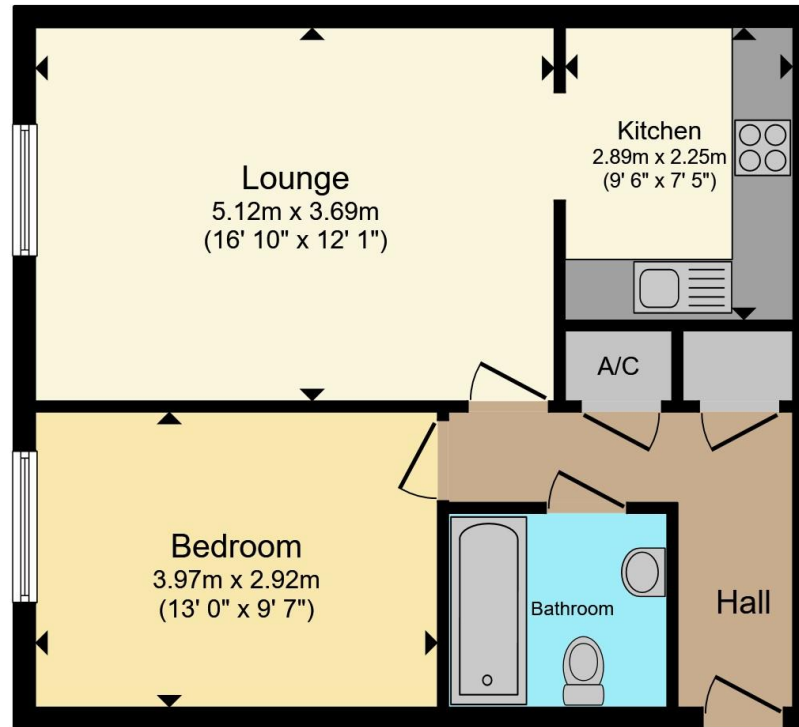
## Allocated Parking Space

The property benefits from an allocated parking space which is located to the rear of the building. There is gated entry gates.









Total floor area 50.1 m<sup>2</sup> (540 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:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 1866.50

Ground Rent:  
 175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311413](http://connells.co.uk/Property/SCO311413)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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