



Connells

Knights Close
Birmingham



Property Description

****NO CHAIN**** Connells are pleased to introduce this charming 2 bedroom flat located towards the end of a quiet private road in Birmingham. With quick main road access and transport links into Birmingham City Centre, this property is superbly located and offers a host of local amenities, including popular restaurants, cafes and supermarkets. The property itself sits on the first floor and features a good sized lounge with space for dining table set, overlooking the communal gardens and parking. Offering two good sized bedrooms and ample storage throughout, with family bathroom and kitchen to the middle. This property comes with allocated parking and ample guest parking to the front. Ideal for first time buyers or property investors looking for quick access to the City Centre. Viewings highly recommended.

Hallway

Having access to bedroom 1 and 2, bathroom, kitchen and lounge. With intercom system allowing access from the front communal door.

Lounge

14' 8" x 13' (4.47m x 3.96m)

Great sized lounge having space for dining table set, with electric wall mounted heater, accessed from the hallway. Front facing overlooking communal gardens.

Bedroom 1

10' 1" x 9' 10" (3.07m x 3.00m)

Good sized double bedroom with space for wardrobes, rear facing over the communal gardens. Having electric wall mounted heater.

Bedroom 2

9' 10" x 7' 10" (3.00m x 2.39m)

Having fitted wardrobes, electric wall mounted heater and overlooking communal gardens.

Kitchen

10' 1" x 5' 3" (3.07m x 1.60m)

Integrated kitchen and appliances, with electric stove and oven, space for fridge freezer and handy built in storage cupboard/pantry. With window overlooking communal gardens.

Bathroom

Having bathtub with hand held shower, low flush toilet and wall mounted sink. Built in airing cupboard and frosted window to the rear.

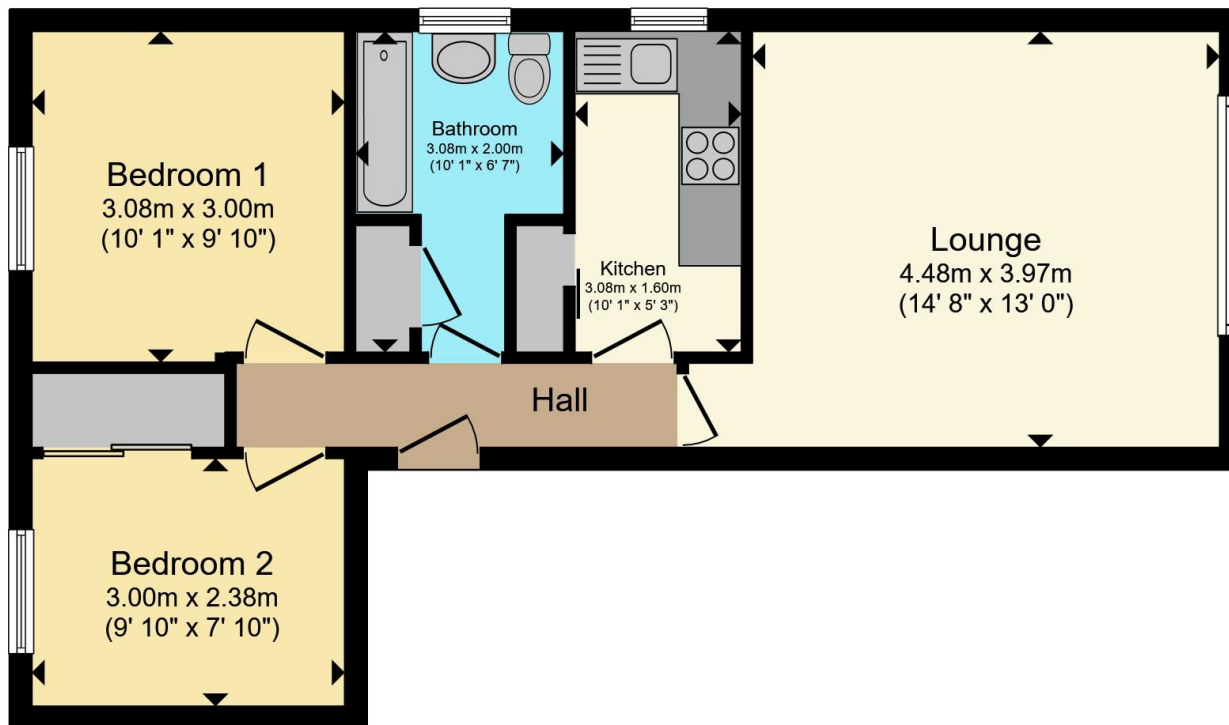
Outside

Situated towards the end of a private road, having communal gardens and allocated parking. Quick access to main roads into the City Centre and walking distance to Gravelly Hill train station.









Total floor area 52.8 m² (569 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

Connells

To view this property please contact Connells on

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4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1240.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311509

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1982. 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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