



Connells

Hawthorne Court Bowlas Avenue
Sutton Coldfield



Property Description

A well presented and refurbished two double bedroom second floor apartment. OFFERED WITH NO CHAIN. Located close to main rail links into Birmingham Grand Central station and Lichfield on the cross city line, access to good transport links and Royal Sutton Park. The property benefits from communal permit parking. Internally the accommodation has secure entry intercom system giving access to the communal hallway and private accommodation. The private accommodation comprises a dual aspect lounge/diner, a modern refitted kitchen with some built-in appliances, a separate utility cupboard, two double bedrooms and a refitted family bathroom. The property benefits from double glazing and central heating.

Communal Hallway

Having secure entry intercom system giving access into the communal hallway with stairs leading to the second floor upper landing, private entrance door gives access into the private accommodation.

Private Hallway

Having radiator to wall, secure entry intercom system buzzer to wall, spotlights to ceiling, glazed oak door gives access into the lounge, oak doors give access into the two bedrooms and the bathroom and built-in double storage cupboard providing excellent storage space, door to utility cupboard.

Family Lounge

23' 5" to include the recess x 12' maximum (7.14m to include the recess x 3.66m maximum)

Being a dual aspect room with double glazed window to the front and to the rear, two radiators to wall, TV aerial point, coving to ceiling and access to the kitchen.

Kitchen

10' 7" x 7' 8" (3.23m x 2.34m)

Being a modern refitted kitchen, having fitted base units with square edge work surfaces over, fitted matching wall units, ceramic sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated electric hob with built-in cooker hood and extractor fan and splash back, space for a fridge/freezer, wall mounted central heating boiler concealed behind matching units, spotlights to ceiling, built-in bin area, floor tiling, double glazed window to the front.

Utility Storage Room

7' 1" x 5' 9" (2.16m x 1.75m)

Having space and plumbing for a washing machine, space for a drier, gas meter to wall and shelving, being located off the hallway.

Bedroom 1

12' 2" x 10' 9" (3.71m x 3.28m)

Having double glazed window to the side, radiator to wall, dado railing and coving to ceiling.

Bedroom 2

12' 1" to rear of the wardrobes x 9' 9" (3.68m to rear of the wardrobes x 2.97m)

Having double glazed window to the rear, radiator to wall, laminate flooring and built-in storage recess with hanging rail and shelving.

Refitted Bathroom

Having panelled P shaped bath with rainfall and hand-held shower over, vanity wash hand basin with cupboard under, low level flush, spotlights to ceiling, part tiling to walls, floor tiling and frosted double glazed window.

Outside

Communal Parking

The property benefits from communal parking based on a first come first served basis, all residents have access to permit parking only.

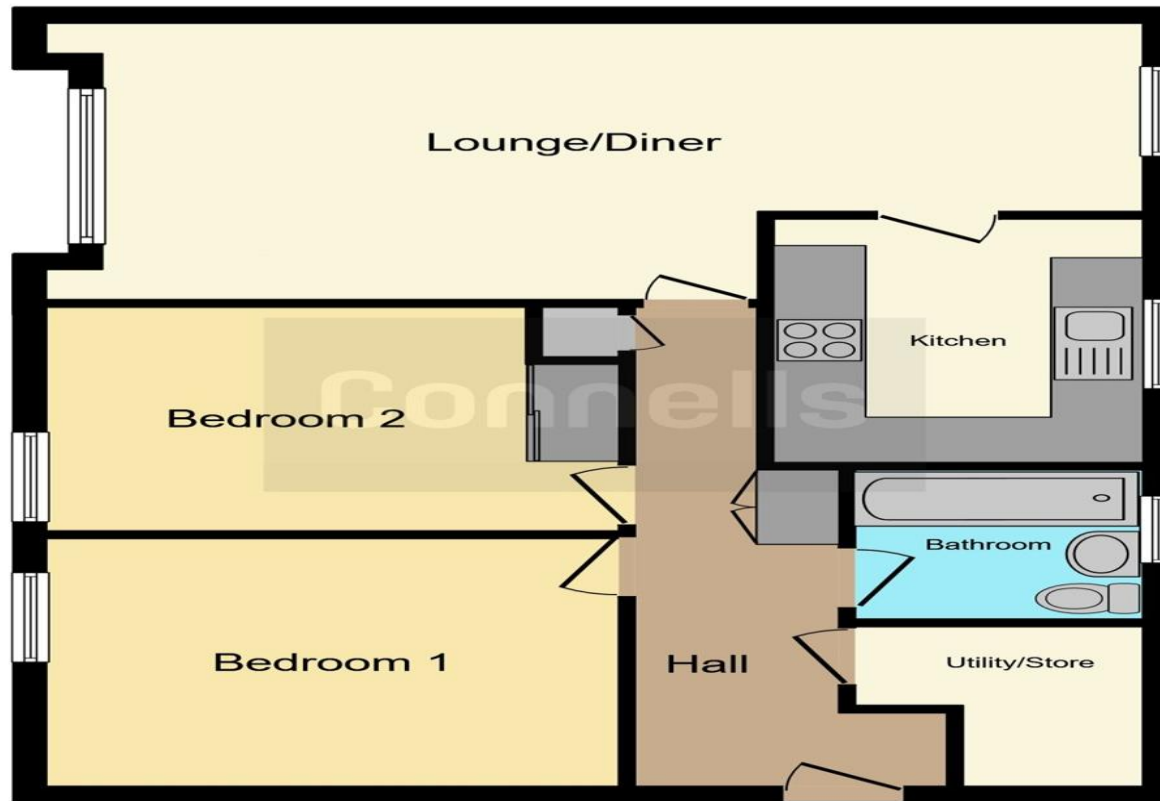
Communal Gardens

Having garden laid to lawn, plants and borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311534

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Sep 1988. 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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Property Ref: SCO311534 - 0003