



**Connells**

Springfield Court Springfield Road  
Sutton Coldfield



## Property Description

A well presented one double bedroom second floor apartment located in Sutton Coldfield, Close to main road and motorway transport links. OFFERED WITH NO UPWARD CHAIN. THE PROPERTY BENEFITS FROM HAVING AN EXTENDED LEASE AND IS READY TO MOVE INTO. The property has a secure entry intercom system leading to the second floor landing. The private accommodation has a hallway with a built-in storage cupboard, excellent sized lounge with large window and door opening onto a balcony which can be used for outdoor seating. A modern fitted kitchen with views overlooking open fields, double bedroom with recess area and a shower room. There is communal parking and communal gardens with a privately owned garage en block.

## Communal Entrance Hall

Having door to the rear of the building giving access into the communal entrance hall with stairs leading to the 2nd floor landing

## Private Entrance Hallway

Having door giving access into the entrance hall, having laminate floor, built-in storage cupboard providing hanging rail and storage space, having doors giving access into the lounge, the bedroom, the kitchen and the shower room and having a glazed window light giving extra light into the lounge and the hallway.

## Lounge

17' 8" x 11' 11" ( 5.38m x 3.63m )

Having double glazed window to the front, TV aerial point, electric panel heater to wall and door gives access onto the balcony,.

## Balcony

Being a good sized balcony overlooking Springfield Road, providing outdoor seating space.

## Kitchen

11' 4" x 5' 9" maximum ( 3.45m x 1.75m maximum )

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear overlooking open fields, sink and drainer unit with mixer tap over, cupboards under, splash back tiling, integrated electric oven, integrated electric hob with cooker hood and extractor fan over and glass splash back, space and plumbing for a washing machine, built-in fridge and breakfast bar area for seating

## Bedroom

11' 8" x 11' 11" ( 3.56m x 3.63m )

Having double glazed window to the front and recess area providing storage space.

## Shower Room

Having a walk-in shower with electric shower facility, low level flush WC, vanity wall mounted wash hand basin with cupboards under, wall mounted heater towel rail radiator and frosted double glazed window to the rear, door off to the airing cupboard housing the hot water tank.

## Outside - Communal Gardens

The property benefits from having communal gardens to the front and to the rear.

## Communal Parking

The property benefits from having communal parking to the front and rear of the building.

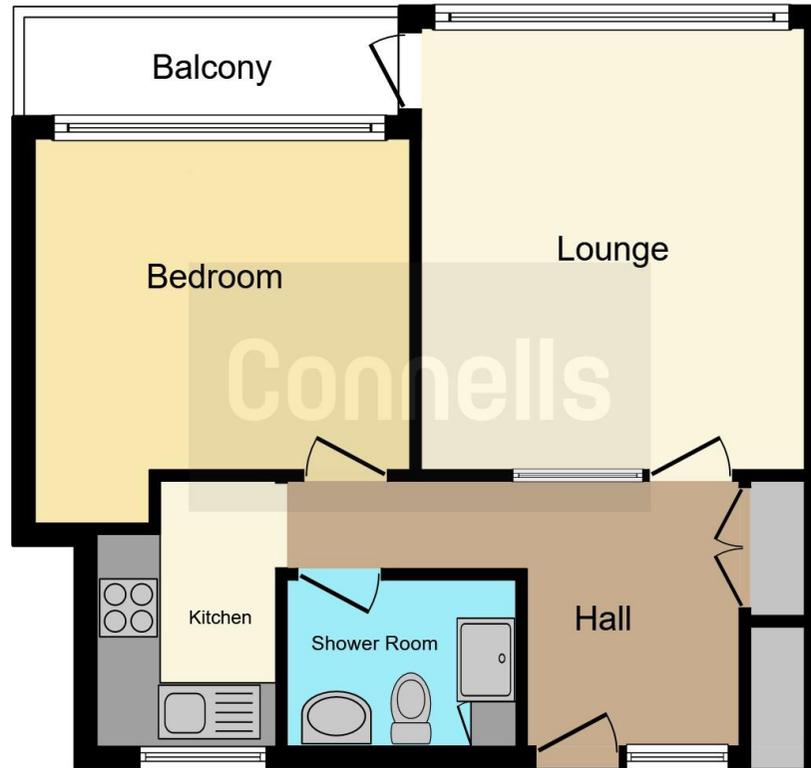
## Garage En Block

The property benefits from having a garage en block with up and over door.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: E Council Tax Band: A

Service Charge: 1692.00

Ground Rent: 130.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310949](http://connells.co.uk/Property/SCO310949)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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