16 ROYAL COURT APARTMENTS 66 LICHFIELD ROAD
SUTTON COLDFIELD
B74 2NA

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully presented contemporary apartment located in the centre of Sutton Coldfield comprising of Gated entrance, communal entrance, reception hallway, open plan kitchen/lounge/dining area, two double bedrooms, one with dressing area, en-suite shower room, bathroom. Outside: communal gardens, two allocated parking spots.

Total approximate floor area 1,797 square feet (167 square metres).

EPC rating B.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation
Sutton Coldfield town centre is within walking distance with its comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

There is an excellent choice of schools in Sutton Coldfield including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

Distances
Birmingham 7.4 miles
Lichfield 9.7 miles
M42 (J9) 7.3 miles
M6 Toll (T3) 3.7 miles
M6 (J6) 5.6 miles
Birmingham International/NEC 14.9 miles
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Description of Property
The apartment is located in a sought-after location within walking distance of Sutton Coldfield town centre.
The accommodation includes hallway, spacious open plan kitchen/lounge area with ample space for dining area and a beautiful bay window overlooking the greenery beyond. The modern kitchen features high-quality built-in appliances including double oven/grill, induction hob with extractor hob, and dishwasher.
The apartment further features two double bedrooms, one with modern en-suite shower room and dressing area, and a bathroom.

Gardens and Grounds
There are delightful communal gardens and the property boasts two allocated parking spaces.

Services
Mains, water, gas and electricity are connected.

Fixtures and Fittings
Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Directions
Take the Birmingham Road (A5127) from Sutton Coldfield town towards Lichfield. Royal Court Apartments can be found on your right after approximately 0.4 miles.

Terms
Local authority: Birmingham City Council

Tax band: E

Viewings
All viewings are strictly by prior appointment with agents Aston Knowles via 0121 362 7878.

Disclaimer - Important Notice
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Particulars created & photographs taken November 2020



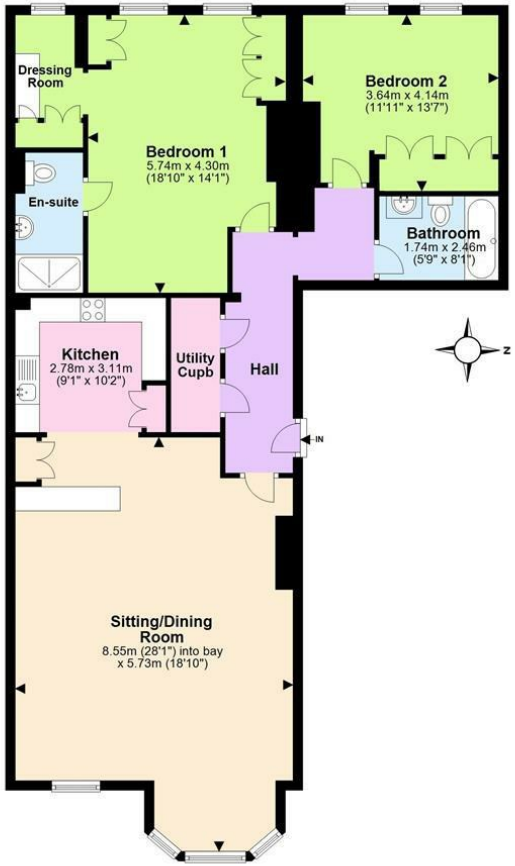






ASTON KNOWLES

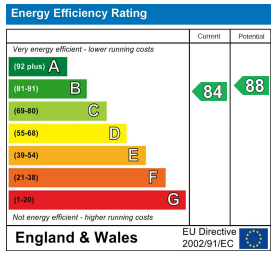
Apartment



Total area: approx 127.80 sq.metres [1,376 sq.ft]

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

Apartment 16 Royal Court Apartments, Sutton Coldfield.



Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com