



Connells

Trent Court Garrard Gardens
Sutton Coldfield



Property Description

****NO CHAIN & EXTENDED LEASE**** A stunning 2 bedroom top floor apartment in the heart of Sutton Coldfield, situated in the corner of a quiet cul de sac. With lovely communal gardens and well maintained exteriors, this property promises comfortable, modern living for anybody looking to stay close to Sutton Coldfield Town Centre. Quick access to train stations and main road links make it a fantastic spot for anybody needing to commute for work or social events, being just 0.5 miles to Sutton Train Station. A multitude of local amenities are on offer, with popular bars and restaurants, as well as high street shopping facilities and only 1.1 miles to Good Hope Hospital. Inside the property features a generous main bedroom with good sized second bedroom, both overlooking the communal gardens. A great sized lounge area, leading through to the kitchen space with unique built in cupboard spaces, feature at the rear of the apartment. The current owners have recently refitted all exterior windows throughout the property, as well as new pipes in the family bathroom. Another unique feature to this apartment is the allocated garage space, great for anybody needing the extra storage. **VIEWINGS HIGHLY RECOMMENDED.**

Entrance Hall

Accessed via wooden front door, having intercom system, built-in cupboard space offering excellent storage, door leads to lounge.

Lounge

16' 1" x 11' 1" (4.90m x 3.38m)

A front facing lounge overlooking the communal gardens, two electric storage heaters to wall and access to the kitchen through an archway.

Kitchen

10' 1" x 8' 4" (3.07m x 2.54m)

Comprising two built-in cupboards accessed through double archway, integrated cupboards, electric hob and electric oven with filter hood over and rear facing window

Bedroom 1

13' x 12' 1" maximum (3.96m x 3.68m maximum)

Having built-in wardrobes, electric storage heater to wall, front facing window overlooking the communal gardens.

Bedroom 2

11' 3" x 8' 4" (3.43m x 2.54m)

Having space for free-standing wardrobes, electric storage heater to wall, and rear facing window

Bathroom

Comprising a low level flush WC, wash hand basin, bath with electric shower over and built-in cupboard space which houses the water tank.

Garage En Bloc

The property comes with an allocated garage en bloc.

Communal Parking

On a first come first served basis.

Agent's Note:

We have a copy of the signed lease agreement including the agreed extension which extends the current lease to 127 years from 21 August 2025 including a single garage.









Total floor area 55.6 m² (599 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

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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: B

Service Charge:
 1873.29

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311010

This is a Leasehold property with details as follows; Term of Lease 127 years from 21 Aug 2025. 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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