



Connells

Boundary Road
Birmingham



Property Description

A well presented two double bedroom third floor flat. OFFERED WITH NO CHAIN. Having an allocated parking space behind fob entry gated undercroft parking. The property has communal hall with secure entry intercom system, lift facility, the accommodation comprises a good sized L shape hallway, lounge with Juliette balcony with views over Birmingham and Sutton Coldfield, open access into a modern fitted kitchen, the fitted kitchen has some built-in appliances. There are two good sized bedrooms and a fitted bathroom with shower. The property benefits from double glazing and electric heating.

Communal Entrance Hall

Having secure entry intercom system opening into the communal hallway, lift facility gives access to the third floor landing, private entrance door into accommodation.

Private Entrance Hall

Having spotlights to ceiling, laminate floor, double doors giving access into a large built-in storage cupboard, doors give access into the family lounge, two double bedrooms and family bathroom, being an L shaped hallway.

Lounge

17' 8" x 13' 4" (5.38m x 4.06m)

Having two panel heaters to wall, telephone point, TV aerial point, open access into the fitted kitchen, double glazed French doors opening onto the Juliette balcony.

Kitchen

10' 6" x 8' 4" (3.20m x 2.54m)

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over, splash back tiling, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric hob with cooker hood and extractor fan, built-in electric oven, built-in dishwasher, integrated washer/drier, integrated fridge and freezer, spotlights to ceiling and tiled floor.

Bedroom 1

14' 3" to include the walkway x 8' 1" (4.34m to include the walkway x 2.46m)

Having double glazed window to the rear, panel heater to wall.

Bedroom 2

12' 9" x 11' 6" (3.89m x 3.51m)

Having double glazed window to the side and to the rear, panel heater to wall.

Bathroom

Comprising a panelled bath with shower over, low level flush WC, pedestal wash hand basin, frosted double glazed window to the side, tiled flooring, part tiled walls, extractor fan, spotlights to ceiling and heater to wall.

Outside

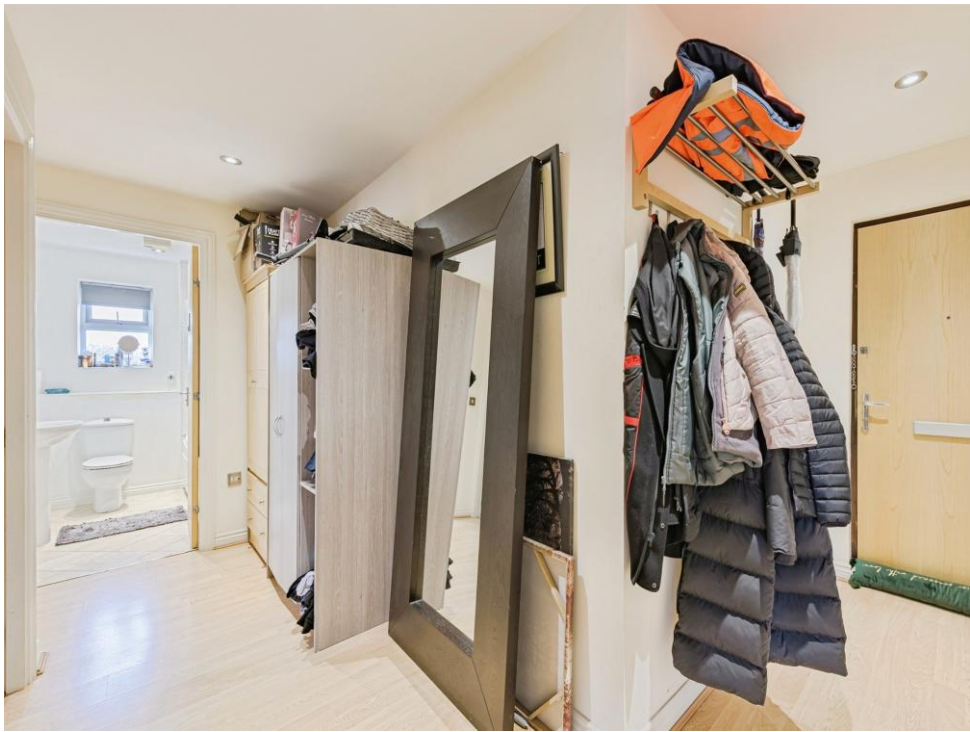
Communal Gardens

The property has the benefit of communal gardens with garden laid to lawn.

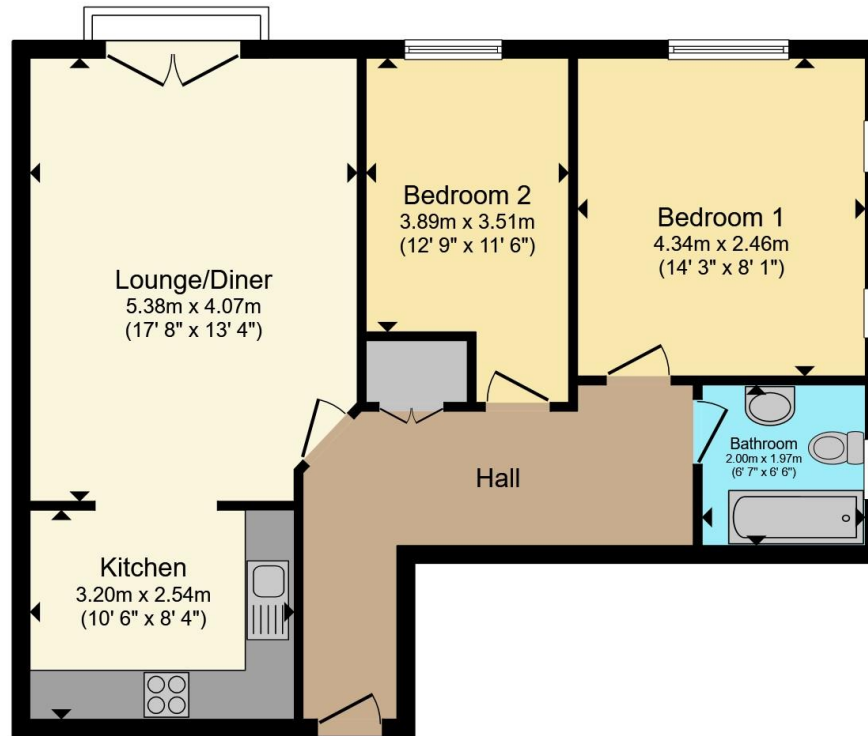
Allocated Parking

The property benefits from having an allocated parking space behind fob entry gated undercroft parking . The space is numbered 86.









Total floor area 70.3 m² (757 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



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:
 2368.84

Ground Rent:
 313.64

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311314

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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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