



**Connells**

The Florins High Street  
Sutton Coldfield



## Property Description

**\*\*NO CHAIN\*\*** Connells are proud to introduce this incredible 2 bedroom apartment, situated inside a converted historic building in Sutton Coldfield Town Centre. With stunning original features throughout, including tall ceilings, beautiful viewing windows and characterful woodwork throughout, this really is a unique opportunity. Positioned towards the top of the High Street, surrounded by a host of local amenities including popular bars, restaurants, cafes and high street shops, this property oozes modern living and has so much to offer. The apartment itself features an expansive lounge space with 5 large viewing windows allowing the room to be flooded with natural light. This leads through into a great sized kitchen with modern appliances, having space for a dining table set and 2 more viewing windows, again allowing for natural light to flood through. 2 generously sized bedrooms feature on either side of the apartment, both with walk in wardrobes and ample storage space, with bedroom 1 having its own ensuite. A good sized main bathroom features to the rear of the property and a unique office space or extra storage room is to the front. Having allocated underground gated parking and lift up to the third floor, with two separate entrances to the building. Viewings highly recommended.

## Hallway

Having three separate hallways with access to multiple rooms in the apartment.

## Lounge

20' 1" x 18' 10" maximum ( 6.12m x 5.74m maximum )

An incredible space with 5 viewing windows looking out over Sutton Coldfield Town Centre. Having space for dining table set if required. Accessed from the entrance hallways and leading through into the kitchen diner. With radiators to the wall.

## Kitchen

19' 10" x 9' 6" maximum ( 6.05m x 2.90m maximum )

With 2 access points from the main hallway and the lounge, leading through into bedroom 1. Fully integrated kitchen appliances, with electric hob and 2 ovens, dishwasher, washer/dryer and fridge freezer. With space for dining table set and having 2 more viewing windows to the rear. With radiator to the wall.

## Bedroom 1

15' 11" x 12' 7" maximum ( 4.85m x 3.84m maximum )

Generously sized main bedroom with 2 built in storage cupboards and ample overhead storage cupboards. Having private entrance door to the back of storage cupboard, allowing access to communal hallways. Access to ensuite and kitchen. With radiator to the wall and 2 more viewing windows.

## Bedroom 2

15' 7" x 12' 9" maximum ( 4.75m x 3.89m maximum )

Great sized double bedroom with walk in wardrobe to the side, leading through into separate airing cupboard. With radiator to the wall and 2 more viewing windows. accessed via the main hallway.

## Bathroom

Good sized family bathroom with Jacuzzi bathtub and shower over, low flush toilet, wall mounted sink and towel warmer to the wall. Frosted window to the rear and extractor fan.

## Ensuite

Private ensuite off bedroom 1, having low flush toilet, wall mounted sink, towel warmer to the wall and walk in shower cubicle in its own space. Frosted window to the rear and extractor fan.

## Outside

Property comes with allocated parking space situated behind gates to the side of the property. Access into the building via the car park, with lift to upper floors.











Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

To view this property please contact Connells on

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4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating:  
 Awaited

Council Tax  
 Band: F

Service Charge:  
 5140.34

Ground Rent:  
 175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311572](http://connells.co.uk/Property/SCO311572)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Mar 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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