

Connells

Checkley Croft
Sutton Coldfield

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Sutton Coldfield B76 1GE

for sale
£270,000







Property Description

A well presented 2 double bedroom retirement semi-detached house for the Over 60's. Located in a quiet cul-de-sac location. Close to local amenities and facilities. The accommodation comprises an entrance hallway, ground floor shower room and first floor bathroom. There is good sized fitted kitchen with space for a table, lounge to the rear overlooking the communal garden. On the first floor there are 2 good sized bedrooms. The property benefits from heating and double glazing. There is off road parking to the front. The property also benefits from the communal residents' facilities of Checkley Court. to include a Residents' Lounge, Laundry and organised activities.

Entrance Hallway

Having single glazed door giving access into the hallway, stairs to the first floor landing, coving to ceiling, doors to the Lounge, Kitchen and ground floor shower room. Emergency button to the wall.

Kitchen

9' 9" x 8' 4" (2.97m x 2.54m)

Comprising a modern fitted kitchen with fitted base units with work surfaces over, fitted matching wall units, double glazed window to the front, stainless steel sink and drainer unit with mixer tap over and cupboard under, built in electric oven and built in electric hob with extractor fan and cooker hood over, space for a fridge freezer, splashback tiling and space for a table.

Lounge

14' 3" max x 14' 3" plus door recess (4.34m max x 4.34m plus door recess)

An excellent sized lounge with double glazed window to the rear, double glazed patio door to the side overlooking the communal gardens and patio area. Storage heater to wall, electric fire point with wooden fire surround and tiled hearth. TV aerial point, coving to ceiling and pulley system ceiling.

Ground Floor Shower Room

Having shower cubicle, wall mounted wash hand basin, low level flush WC, heated towel rail radiator, shower cubicle frosted double glazed window. Pulley system to wall.

First Floor Landing

Doors off to the 2 bedrooms and bathroom. Loft access and coving to the ceiling.

Bedroom 1

12' 4" x 9' 9" (3.76m x 2.97m)

Having double glazed windows to the rear and side, telephone point and built in wardrobes.

Bedroom 2

9' 9" x 8' 5" (2.97m x 2.57m)

Having double glazed window to the front and panel heater to the wall.

Family Bathroom

Comprising a modern fitted bathroom suite having panelled bath with hand held mixer over, low level flush WC, vanity wash hand basin with cupboard under, wall mounted heated towel rail radiator to wall, bidet, coving to the ceiling and part tiling to walls. Frosted double glazed window.

Communal Gardens

There are communal gardens to the side of the property and in the cul-de-sac.

Communal Facilities

Please be advised that the property also benefits from the communal benefits of the block of Checkley Court to include access to the Residents Lounge, Residents Laundry and Residents Activities.

Agent's Note:

The property has a retirement service charge of £350 per month and has all the benefits of a communal block.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







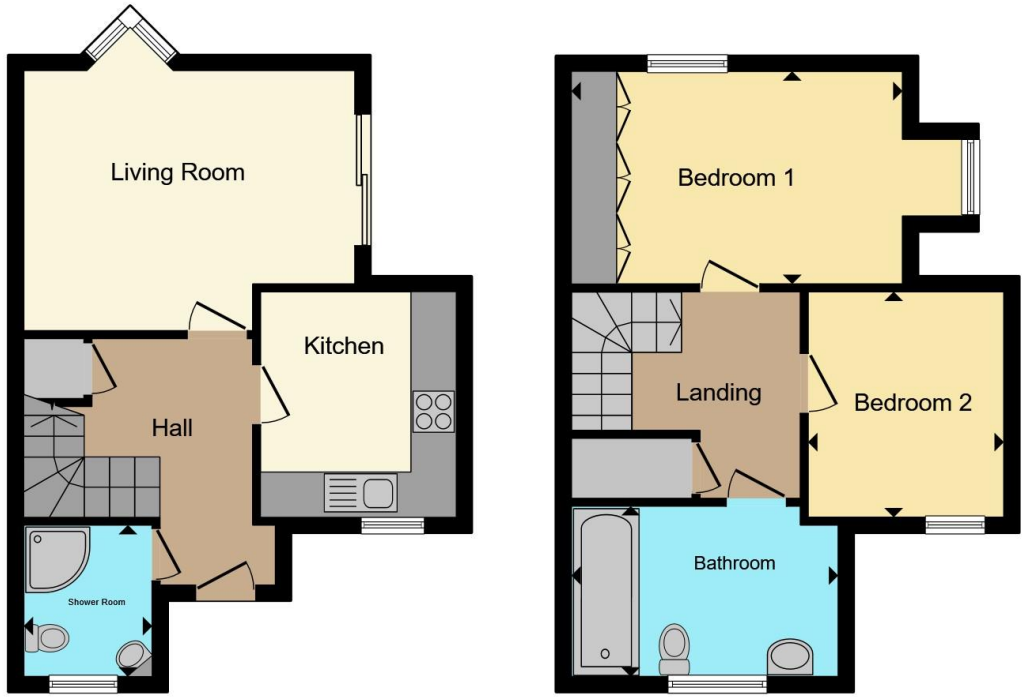












Ground Floor **First Floor**

Total floor area 73.5 m² (791 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

Connells

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: E

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311673

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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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