



Connells

Bishops Court Shooters Hill
SUTTON COLDFIELD

Bishops Court Shooters Hill SUTTON COLDFIELD B72 1JY

for sale
£220,000



Property Description

An immaculately presented 2 double bedroom first floor apartment located in a quiet cul-de-sac location. Situated close to main road and public transport links. In an excellent school catchment area for both primary and senior schools. The apartment benefits from having an allocated double parking space to the rear of the building. The accommodation comprises a secure entry intercom system leading into the communal hallway with stairs leading to the first floor landing. The property is accessed via its own private entrance door off the communal hallway which leads to the private accommodation. There is an excellent sized dual aspect plan open plan living kitchen family room. Benefits from having some built-in appliances to include oven hob and extractor, fridge freezer, washer drier and dishwasher. The main bedroom is an excellent sized bedroom with access to a walk-in dressing room. There is an excellent sized second bedroom which is currently used as an office and a separate family bathroom with shower over the bath. The property benefits from underfloor heating and double glazing. Ideal first-time buyer or downsizer purchaser.

Communal Hallway

Having secure entry intercom system giving access into the communal hallway, tiled flooring and stairs lead to the first floor landing and private accommodation.

Entrance Porch Area

Having door giving access into a porch area with radiator and coving. Internal door to the entrance hallway.

Entrance Hallway

Having door leading off to the open plan living kitchen dining room, 2 bedrooms and bathroom. Door to useful storage cupboard. Tiled flooring, coving to ceiling, telephone point, and underfloor heating.

Living Kitchen Dining Room

18' 3" max x 21' 9" max (5.56m max x 6.63m max)

Having double glazed window to the front and to the side, underfloor heating, thermostat to wall, coving to ceiling and access to the kitchen area

Fitted Kitchen

Comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated fridge freezer, integrated gas hob with cooker hood over, integrated electric oven, integrated washer dryer, tiled flooring, door off to pantry cupboard housing the wall mounted central heating boiler, under lighting to the cupboards and tiled floor

Bedroom 1

14' 8" x 8' 6" (4.47m x 2.59m)

Having double glazed window, TV aerial point, and access to the walk-in wardrobe.

Walk In Dressing Room

7' 11" x 6' 3" (2.41m x 1.91m)

Having wall hanging and shelving

Bedroom 2

14' 8" max x 10' (4.47m max x 3.05m)

Having double glazed window to the front, underfloor heating and telephone point to wall.

Bathroom

Briefly comprises 3 piece white bathroom suite having p-shaped panelled bath with shower over, pedestal wash hand basin, low level flush WC, wall mirror, all mounted heated radiator, extractor fan and tiled floor.

Allocated Parking

The property benefits from one allocated parking space which can accommodate two vehicles.

Communal Gardens

Having communal gardens with lawned areas and planted shrubs.

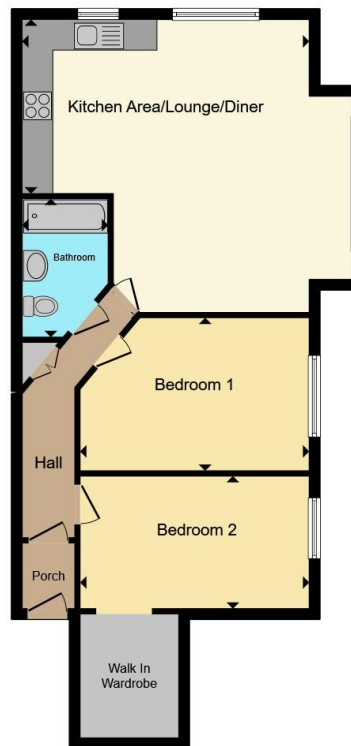
Agent's Note:

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









Total floor area 72.6 m² (782 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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1100.00

Ground Rent:
 22.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311715

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2014. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311715 - 0006