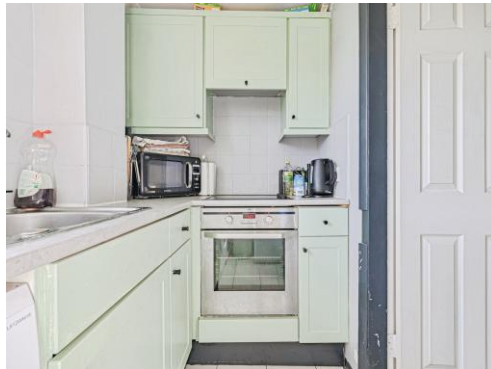




Connells

Stratford Court Maney Hill Road
Sutton Coldfield



Property Description

Connells are pleased to present this unique duplex apartment in the heart of Sutton town centre with parking to the rear along with a single garage. The property is accessed via it's own private entrance and the accommodation is offered over 2 floors being first and second floors. The home offers sizeable spacious rooms with the living room and kitchen on the first floor and the bedroom and bathroom on the top floor. To the rear of the block are communal gardens with parking and a garage en bloc. Sutton Town Centre along with Park, Train Station and many amenities is within walking distance of the property. Viewing is ESSENTIAL to appreciate all this apartment has to offer. Accessed via the main entrance door the property comprises:

Entrance Hall

Space for cloaks with immediate internal staircase

First Floor Landing

With double glazed window to the front and doors to:

Living Room

With double glazed window to the front, two TV aerial points and telephone point and radiator

Kitchen

Fitted kitchen with a range of wall and base units with worktops over, stainless steel sink and drainer, space and plumbing for washing machine, electric oven, electric hob with cooker-hood over, splashback tiling and double glazed window to the rear

Second Floor Landing

With stairs from the first floor, double glazed window to the front and doors to:

Bedroom

With radiator and double glazed window to the front

Bathroom

Partially tiled suite comprising bath with two taps and electric shower over, wash hand basin, low level WC, airing cupboard housing hot water tank, heated towel rail and double glazed window to the rear

Outside

To the rear of the building are communal gardens with laid to lawn areas.

There is a single Garage en bloc with up and over door.

There is communal parking with ANPR cameras - each property is allocated one vehicle details to be logged to utilise this parking.

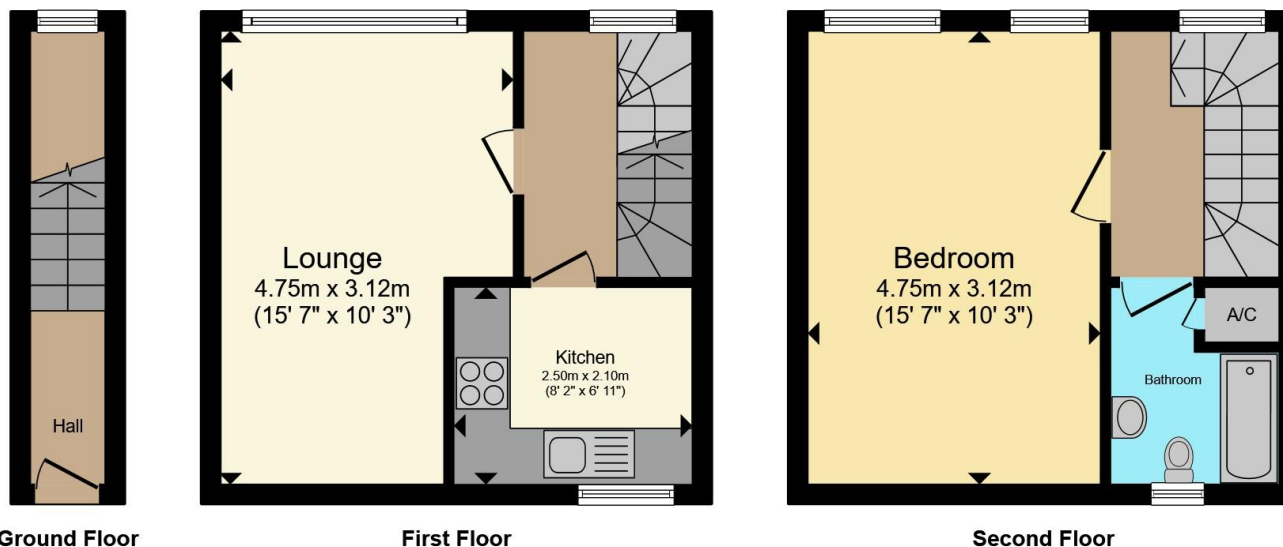
Garage

Single Garage en bloc with up and over door









Total floor area 52.5 m² (565 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: E Council Tax Band: A

Service Charge: 1750.00

Ground Rent: 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311342

This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Jan 2026. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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