



Connells

Penns Court Eachelhurst Road
Sutton Coldfield

Penns Court Eachelhurst Road Sutton Coldfield B76 1DL

for sale offers over
£200,000



Property Description

****NO CHAIN**** Connells are proud to introduce a unique 3 bedroom duplex apartment, being immaculately presented throughout and perfect for those wanting to downsize or first-time buyers. Being one of only two 3 bedroom apartments in the block, this property offers great living space, as well as two separate balconies on the front of the rear adding to the space available. Situated in central Walmley, this property offers a host of local amenities on your doorstep, including supermarkets, convenience stores, popular cafes and restaurants and local parks within walking distance. Within quick main road and transport links into Sutton Town Centre and Birmingham City Centre, including bus stops and train stations, this property really is incredibly located. The apartment itself features a good sized living area having large viewing windows allowing for natural light to flood the room, as well as a door out onto a private balcony to the front. A modern fitted kitchen with updated appliances features off the hallway, with space for all utility essentials. Upstairs hosts 3 good sized double bedrooms, all with built in wardrobe or cupboard spaces and even room for extra wardrobes. Ample storage is available throughout, with built in cupboards in most rooms throughout the property, as well as external cupboards in the communal area allocated to this property. Having communal parking and gardens to the front and rear. Viewings highly recommended.

Communal Hallway

Front and rear doors lead to communal

hallway and stairs lead to first floor landing

Private Hallway

Having understairs cupboard offering excellent storage, radiator to wall, access to the kitchen, the lounge and door gives access onto communal rear facing balcony.

Lounge/Diner

16' 10" x 14' (5.13m x 4.27m)

Having front facing window, large viewing windows overlooking the communal gardens, radiator to wall and double glazed doors gives access onto the front facing balcony.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)

A fully integrated kitchen comprising laminate work surfaces, four ring gas hob, electric oven with filter hood over, space and plumbing for a washing machine, space for a tumble drier, space for a dishwasher, space for a fridge/freezer, radiator to wall and rear facing window overlooking the communal gardens.

First Floor Landing

Having radiator to wall and built-in storage cupboard.

Bedroom 1

15' 9" x 10' 9" (4.80m x 3.28m)

A double bedroom having front facing window overlooking the communal gardens, built-in wardrobe, additional space for free standing

wardrobes and radiator to wall.

Bedroom 2

12' 6" x 11' 11" (3.81m x 3.63m)

A double bedroom having rear facing window overlooking the communal gardens, built-in wardrobe and radiator to wall.

Bedroom 3

12' 6" x 9' 4" (3.81m x 2.84m)

A double bedroom having rear facing window overlooking the communal gardens, built-in wardrobe and additional space for free standing wardrobes.

Bathroom

Having shower cubicle with rainfall shower facility over, wash hand basin, low level flush WC, wall mounted towel warmer radiator, part tiling and frosted window.

Outside

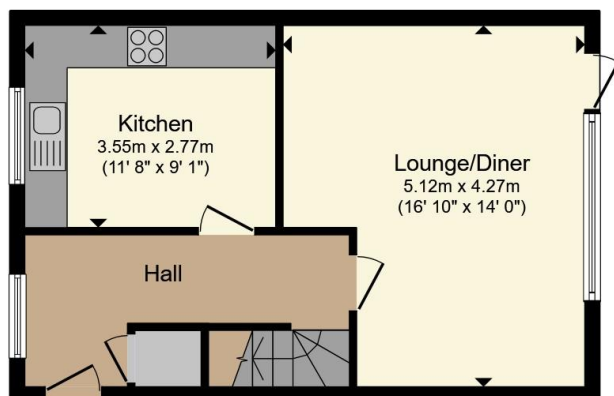
Communal Gardens & Entrances

Having well maintained communal gardens and two communal entrances to the front and rear.

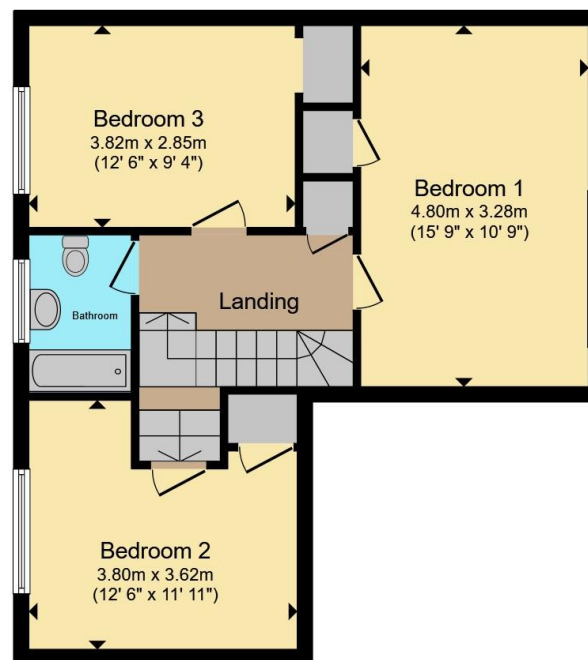








Ground Floor



First Floor

Total floor area 95.2 m² (1,025 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

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

4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: D Council Tax
Band: C

Service Charge:
2200.00

Ground Rent:
60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311560

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1974. 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.



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

Property Ref: SCO311560 - 0005