



Connells

Kingston Court Lichfield Road
Sutton Coldfield



Property Description

****NO CHAIN**** An impressively spacious 2 bedroom apartment situated in a superb location of Four Oaks. Featured on the second floor of the building with brilliant views overlooking the communal gardens, surrounded by high trees creating a lovely sense of privacy throughout the apartment. Being just a short 0.6 mile walk to Four Oaks Train Station and 0.8 miles to Sutton Coldfield Town Centre, this property offers fantastic modern living and easy accessibility to local amenities, including popular restaurants and high street shops. The apartment itself offers a generously sized living room with space for dining area, as well as ample storage throughout, with multiple built in cupboard spaces. Two good sized bedrooms feature to the rear, both offering built in wardrobe space and lovely views from the windows. The newly refitted kitchen leads onto a balcony, offering yet another built in cupboard space on the side. This property comes with a designated garage and ample communal parking to the front. VIEWINGS HIGHLY RECOMMENDED

Entrance Hall

The property is accessed via a wooden front door into an entrance hall, storage heater to wall and two built-in storage cupboards offering excellent storage.

Main Lounge

16' 6" x 13' 5" maximum (5.03m x 4.09m maximum)

A good sized lounge, having two electric storage heaters to wall, rear facing window overlooking the communal gardens and fitted wooden blinds to windows,

Kitchen

9' x 7' 9" plus the recess (2.74m x 2.36m plus the recess)

A refitted kitchen consisting of door leading to balcony, electric hob, electric oven with filter hood over, integrated fridge and integrated cupboard space.

Balcony

Having built-in cupboard for storage.

Bedroom 1

13' 3" x 11' 3" (4.04m x 3.43m)

Having built-in wardrobe space, and electric storage heater to wall

Bedroom 2

12' 1" x 11' 7" maximum (3.68m x 3.53m maximum)

Having built-in wardrobe space, front facing window with wooden blinds to window and electric storage heater to wall

Main Bathroom

Consisting of a bath with electric shower over, wash hand basin and electric extractor fan.

Separate WC

Consisting of a low level flush WC.

Communal Parking

Available on a first come first served basis.









Floor Plan

Total floor area 66.5 m² (716 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: D Council Tax Band: B

Service Charge: 1660.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311255

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1976. 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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