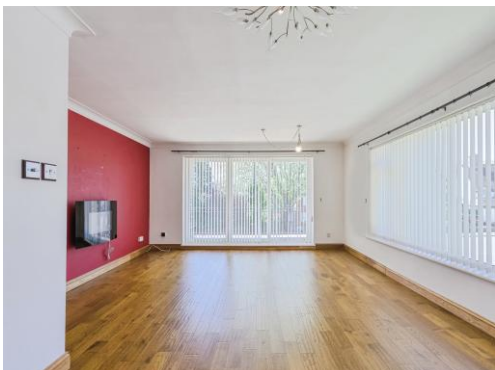




**Connells**

Blakeley Court Beardmore Road  
Sutton Coldfield



## Property Description

**\*\*NO CHAIN\*\*** Connells are proud to present this stunning first floor 1 bedroom apartment, featuring a spacious open plan living/dining room and separate modern fitted kitchen. Uniquely, this property offers a good sized balcony with dual access from the living room and bedroom, overlooking the beautiful communal gardens. The apartment offers ample storage throughout, with multiple built in cupboard spaces featured in the kitchen, bathroom and hallway, as well as a handy storage cupboard in the communal hallway. Situated on a sought after road in Wylde Green, a stone's throw away from Walmley Golf Course, this property is superbly located and offers quick access to train stations and bus routes. A host of local amenities are within walking distance, with Wylde Green High Street being within 0.4 miles of the property, offering popular restaurants, cafes and supermarkets, as well as Sutton Coldfield Town Centre being just 1.4 miles in the other direction. Viewings highly recommended at this amazing property.

## Entrance Hall

The property is accessed via a wooden front door, the entrance hall features a radiator to wall, access to the bedroom, the lounge, the kitchen and the main bathroom.

## Lounge

19' 9" x 16' 3" maximum ( 6.02m x 4.95m maximum )

Having radiator to wall, large viewing windows to the side, access the balcony via a double glazed sliding patio door.

## Kitchen

12' 8" x 9' 1" ( 3.86m x 2.77m )

Comprising integrated cupboard space and work surfaces, electric hob and two electric ovens with filter hood over, integrated dishwasher, integrated wine cooler, integrated fridge/freezer, radiator to wall and rear facing window overlooking the communal gardens.

## Bedroom

11' 1" x 11' 8" ( 3.38m x 3.56m )

Having a front facing window, access to the balcony via a double glazed single door, fitted wardrobes and radiator to wall.

## Bathroom

Comprising fully tiled floor and walls, built-in storage cupboard, bath with shower over, radiator to wall, frosted windows to the rear, low level flush WC and wash hand basin.

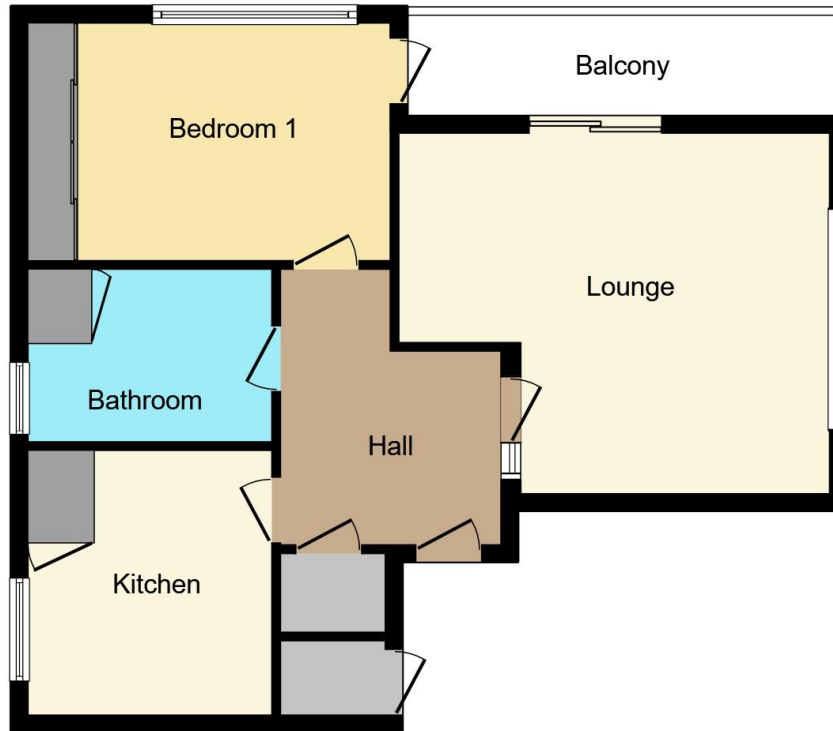
## Communal Parking

The property benefits from gated communal parking with on street parking available also.









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](http://www.propertybox.io)

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To view this property please contact Connells on

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4/6 High Street  
Sutton Coldfield B72 1XA

EPC Rating: C

Council Tax  
Band: C

Service Charge:  
1665.00

Ground Rent:  
0.01

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311394](http://connells.co.uk/Property/SCO311394)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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