

Connells

Medway Court Garrard Gardens
Sutton Coldfield

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Sutton Coldfield B73 6DT

for sale
£169,000







Property Description

Connells are pleased to present this 2 bedroom upper floor flat in the heart of Sutton Coldfield in the popular Garrard Gardens development, uniquely offering a garage for parking or storage. Available with NO UPWARD CHAIN, the property has been updated and is presented in great condition ready to move straight into. The property is located within walking distance of the Town Centre, Sutton Park and Train Station. Both bedrooms are doubles with the main offering built in wardrobe storage. There is a fully fitted modern kitchen comprising wall and base units, electric cooker, hob, sink and drainer, space for fridge-freezer and two pantry cupboards- one with plumbing for a washing machine. The flat is double glazed and central heated throughout and is situated amongst communal gardens and having ample off-road parking. Viewing is highly recommended to appreciate all this property has to offer. Accessed via the main communal door the flat is located on the top floor and comprises:

Entrance Hall

With built in storage cupboards and doors to:

Family Lounge

Having radiator to wall, Double glazed windows to front and door through to kitchen

Kitchen

A fully fitted modern kitchen comprising wall and base units with worktops over electric oven induction hob with cooker hood over integrated fridge freezer two pantry cupboards one with plumbing for washing machine stainless steel sink and drainer double glazed window to the rear

Bedroom1

With radiator built-in wardrobes and double-glazed window to the front

Bedroom 2

With radiator and double glazed window

Bathroom

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

Outside

To the front of the building is communal parking. Surrounding the building are communal gardens. In adjacent there is a garage block containing the garage associated with this apartment.

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 61.8 m² (666 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

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4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: E

Council Tax Band: B

Service Charge: 2300.00

Ground Rent: 5.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311680

This is a Leasehold property with details as follows; Term of Lease 147 years from 28 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.