



**Connells**

Isis Court Garrard Gardens  
Sutton Coldfield



## Property Description

**\*\*NO CHAIN\*\*** Connells are proud to present this lovingly presented 2 bedroom apartment, situated on the first floor of a sought after apartment block in the centre of Sutton Coldfield. With Sutton Train Station and Royal Sutton Park on the doorstep and just a short 0.2 mile walk into Sutton Town Centre, this property is superbly located and ideal for anybody wanting to stay close to a host of local amenities, such as popular restaurants, cafes and high street shops. The apartment itself boasts two fantastic sized double bedrooms, with the main featuring three built in wardrobe spaces for ample storage. A stunning open plan living room and kitchen area features to the rear of the apartment, with modern kitchen appliances and built in breakfast bar, built in pantry/storage cupboard and fantastic viewing windows overlooking the communal gardens, creating a bright and airy feel inside. The homeowners have recently refitted the carpets throughout, added a brand new front door to meet fire regulations, newly fitted blinds and updated parts of the plumbing system. Ample communal parking can be found to the rear of the building, with CCTV cameras for security. Viewings highly recommended.

## Entrance Hallway

The property is accessed via a wooden front door into the hallway, having built-in storage cupboards offering excellent storage, intercom system and door giving access to bedroom 1, bedroom 2, main bathroom and the lounge.

## Kitchen / Lounge

25' 3" x 12' ( 7.70m x 3.66m )

Comprising an electric hob with filter hood over, electric oven, rear facing viewing window with fitted blinds, space and plumbing for a washing machine, integrated cupboards and drawers, breakfast bar, space for a fridge/freezer and built-in storage pantry.

## Lounge Area

Having two electric heaters to wall, front facing viewing window overlooking the front of the property with fitted blinds and open plan to the kitchen.

## Bedroom 1

13' x 9' 10" ( 3.96m x 3.00m )

Having electric heater to wall, three built-in wardrobes, front facing viewing window with fitted blinds.

## Bedroom 2

10' x 8' 5" ( 3.05m x 2.57m )

Having electric heater to wall, rear facing viewing window with fitted blinds overlooking the rear of the property and space for free-standing wardrobes.

## Main Bathroom

Comprising a bath with hand-held shower over, low level flush WC, wash hand basin, partly tiled walls, built-in cupboard space, towel warmer radiator to wall and rear facing frosted window.

## Outside

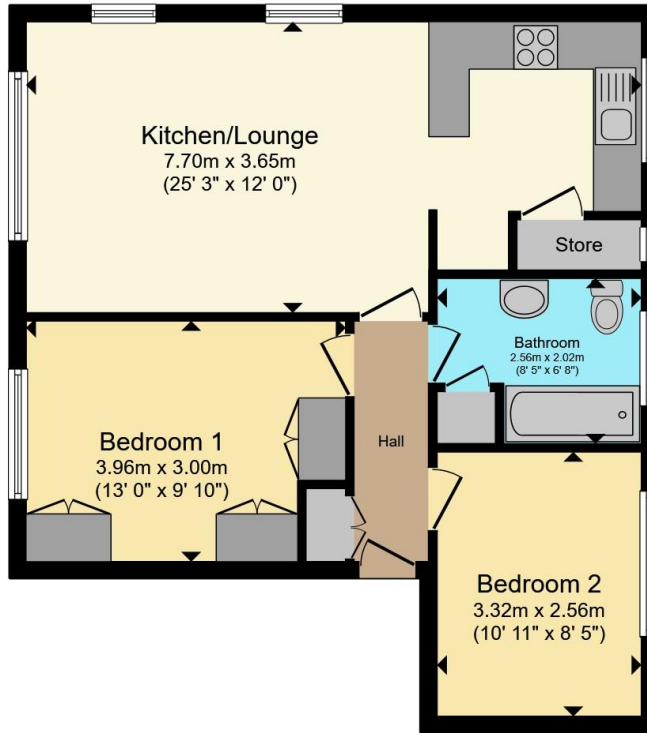
## Communal Parking

A no permit required communal parking area.









Total floor area 57.1 m<sup>2</sup> (614 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](http://www.propertybox.io)



To view this property please contact Connells on

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4/6 High Street  
Sutton Coldfield B72 1XA

EPC Rating: D Council Tax Band: B

Service Charge: 3992.00

Ground Rent: 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311333](http://connells.co.uk/Property/SCO311333)**

This is a Leasehold property with details as follows; Term of Lease 146 years from 11 Jan 2006. 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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Property Ref: SCO311333 - 0004