



Connells

Patrick House Maney Corner
Sutton Coldfield

Patrick House Maney Corner Sutton Coldfield B72 1QL

for sale
£190,000



Property Description

An immaculately presented 2-bedroom apartment in the heart of Sutton Coldfield Town Centre, boasting open plan modern living and having private allocated parking. Situated just a stone's throw away from popular restaurants, high street shops, the Royal Cinema and other local amenities, this property offers a wealth of entertainment and fun living. Being just 0.8 miles from Sutton Coldfield Train Station and having quick access to main road and travel links, this is ideal for those needing to commute for work or social events. The apartment itself features a stunning open plan living/kitchen/dining area with modern appliances and stunning high rise views, as well as ample storage throughout. Good sized bedrooms add to the impressive living space and offer plenty of storage options with space for free standing wardrobes. A modern bathroom features to the side of the property, being tiled throughout and featuring modern utilities. VIEWINGS HIGHLY RECOMMENDED AT THIS STUNNING APARTMENT.

Communal Entrance

The property is accessed via a communal door with keypad security system into the main communal area stairs lead to third floor with lift facility also.

Private Entrance

The property is accessed via a single wooden front door into a large hallway with doors giving access to the bathroom, lounge and

bedrooms 1 and 2.

Lounge/Dining Room/Kitchen

26' 6" x 15' 8" maximum (8.08m x 4.78m maximum)

Having two electric heaters to wall leading to the kitchen space and lounge space

Kitchen Area

Comprising built-in cupboards offering excellent storage, electric oven, electric hob, filter hood over, integrated dishwasher, integrated washing machine/tumble drier and integrated fridge/freezer,

Dining Area

Having space for a dining table and chairs

Lounge Area

The lounge area with side facing window which overlooks the main car park.

Bedroom 1

13' 9" x 10' 4" (4.19m x 3.15m)

Having an electric heater to wall, space for a wardrobe and double bed and side facing window overlooking the main car park.

Bedroom 2

10' 9" x 7' 7" (3.28m x 2.31m)

Having an electric heater to wall, space for a wardrobe and double bed and side facing window overlooking the main car park.

Bathroom

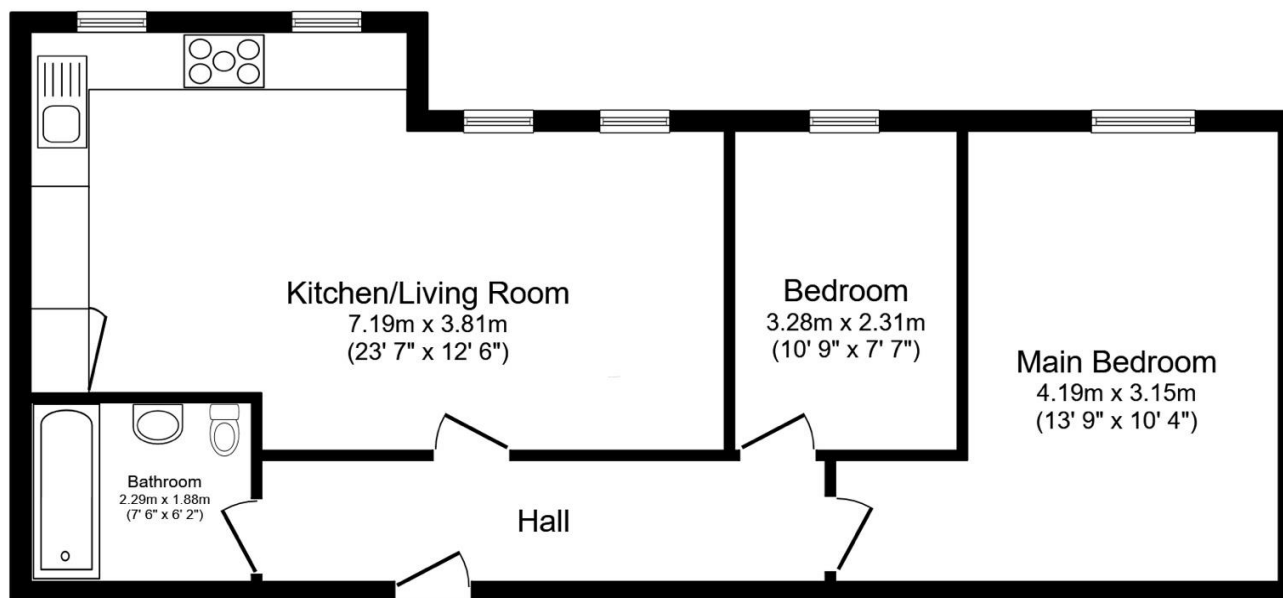
Comprising a bath with shower over, wash hand basin, low level flush WC, towel warmer radiator to wall and shaver point.

Communal Car Park

This property comes with an allocated car parking space and on street parking also.







Floor Plan

Floor area 65.1 m² (701 sq.ft.)

TOTAL: 65.1 m² (701 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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
 SUTTON COLDFIELD B72 1XA

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1810.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311051

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.

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.

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Property Ref: SCO311051 - 0003