





Property Description

A good sized 2 bedroom ground floor apartment located off of Thornhill Road with easy access to Royal Sutton Park. Located in a quiet spot tucked away at the end of the development. Having allocated parking space with Residents Permit parking. Accommodation having secure entry system, hallway, good sized lounge with access to a breakfast kitchen, master bedroom with en-suite shower room and separate bathroom. The property benefits from central heating and double glazing. Close to main road transport links, amenities and Royal Sutton Park.

Communal Hallway

Having security entry intercom system giving access into the communal hallway with private entrance door into the property accommodation.

Entrance Hallway

Having decorative coving to ceiling, telephone point to wall, radiator to wall and doors to the two bedrooms, bathroom, lounge diner and 2 storage cupboards.

Lounge Diner

16' 5" max x 11' 3" max (5.00m max x 3.43m max)

Having double glazed window to the front, radiator to wall, TV aerial point, three wall light fittings, decorative coving to ceiling and door gives access into the kitchen.

Fitted Kitchen

10' 1" x 8' 8" (3.07m x 2.64m)

Being a good size breakfast kitchen, having fitted base units with work surfaces over and fitted matching wall units, stainless steel 1&1/2 bowl sink and drainer unit with mixer tap over, cupboards under and decorative splash back tiling. Integrated electric oven, integrated gas hob with built-in cooker hood over, extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wall mounted central heating boiler, radiator to wall, integrated washer dryer, spotlights to ceiling and having space for a breakfast table.

Bedroom 1

13' 10" max x 10' 4" max (4.22m max x 3.15m max)

Having double glazed window to the front, radiator to wall, TV aerial point, coving to ceiling and built-in wardrobe with hanging rail and shelving, door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, wash hand basin, low level flush W/C, extractor fan, shaver point and radiator to wall.

Bedroom 2

11' 4" max x 7' 1" (3.45m max x 2.16m)

Having double glazed window to the front, radiator to wall and coving to ceiling.

Bathroom

Having paneled bath, wash hand basin, low level flush W/C, shaver point, extractor fan and part tiling to walls.

Outside Front

Having an allocated parking space.

Please be advised that the parking is Residence Permit Parking and 1 space is allocated to the property.

Communal Gardens

There are mature landscape communal gardens with garden laid to lawn, shrubs and hedges.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1686.36

Ground Rent:
 Ask Agent

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. 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.

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311419 - 0004