



Connells

City View
Erdington BIRMINGHAM



Property Description

A well presented 2 bedroom ground floor apartment, offering modern appliances throughout and a unique balcony space to the front. Situated in a fantastic family area, within a mile of sought after schools and nurseries and having playgrounds within the complex, this property has so much to offer. For the working professional, main road links to Birmingham City Centre are quickly accessed, as well as a 1 mile walk to a local train station. The property itself offers a good sized living room with access to the balcony and potentially space for a dining table. A modern fitted kitchen features at the front, with space and plumbing for washing machine, dishwashers and tall fridge freezers. Two good sized bedrooms feature, with the main having its own en-suite with shower cubicle, both currently having double wardrobes. This apartment has an allocated parking space right at the front door and ample visiting spaces in the communal car park. Viewings highly recommended.

Communal Porchway

The property is accessed via a communal front door and into a small porchway, smoke alarm system to wall, space for a shoe rack, fuse board to wall and wooden second door gives access into the main entrance hall.

Main Entrance Hall

Intercom system to wall, radiator to wall and door gives access into the lounge.

Lounge

13' 6" x 13' (4.11m x 3.96m)
Having double glazed door gives access to a balcony, two radiators to wall and two ceiling lights.

Balcony

The balcony is astro turfed and runs along the width of the property.

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)
Comprising fully integrated cupboards, four ring gas hob, electric oven and filter hood over, space for a fridge/freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher, rear facing window overlooking the rear car park.

Bedroom 1

13' 6" x 10' 9" (4.11m x 3.28m)
Having access to an en-suite, fitted double wardrobes, radiator to wall and front facing window.

En-Suite Shower Room

Consisting of shower cubicle, low level flush WC, wash hand basin, radiator to wall and extractor fan.

Bedroom 2

12' 11" x 8' 1" (3.94m x 2.46m)

Having space for a double wardrobe, radiator to wall and rear facing window.

Main Bathroom

Consisting of a bath, low level flush WC, wash hand basin and frosted window.

Outside

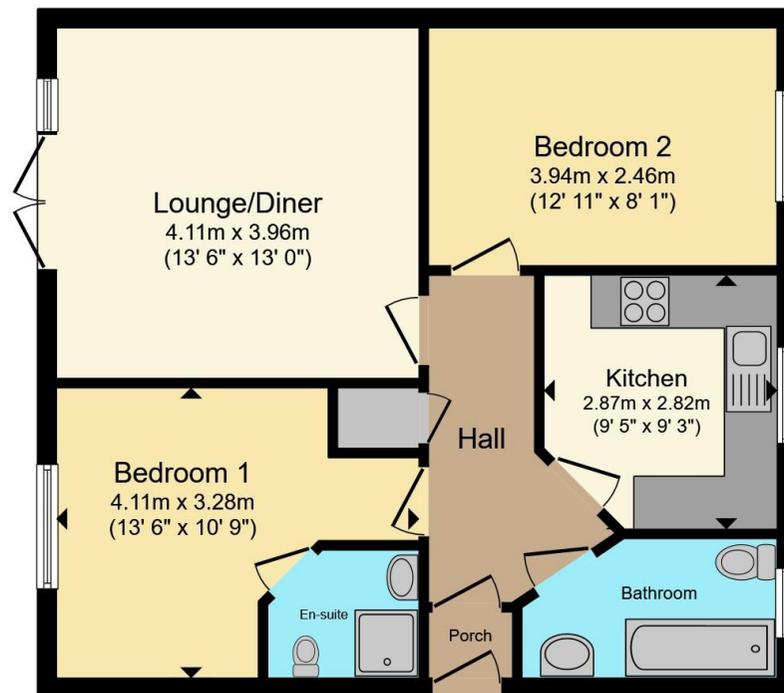
Communal Parking

One allocated car parking space at the front of the property. Four visitor spaces available also on a first come first served basis.









Floor Plan

Total floor area 60.0 m² (646 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



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: 1729.04

Ground Rent: 311.26

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311239

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.



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Property Ref: SCO311239 - 0003