



**Connells**

Cedar House Mulroy Road  
Sutton Coldfield



# Cedar House Mulroy Road Sutton Coldfield B74 2QA

for sale  
**£450,000**



## Property Description

An immaculate and high specification 2 double bedroom first floor luxury apartment on Mulroy Road. Close to Royal Sutton Park and with convenient access to Sutton Coldfield Town Centre and Train Station giving easy access to main commuter links. Having undercroft parking with 2 allocated parking spaces, remote control access and storage cupboard. The accommodation is accessed via a video security entry intercom system and having the benefit of lift access. The home comprises a large T-shaped reception hallway with 2 built in store cupboards. There are double doors opening into a superb sized lounge with open access into a further sitting room or snug. This space could be converted into a 3rd bedroom or office if required. There is fully fitted modern kitchen with integrated appliances and space for a dining/breakfasting table. There is a utility room coming off of the reception hallway. The main bedroom has built in wardrobes and access to a full en-suite bathroom with bath and separate shower cubicle. There is a excellent sized 2nd double bedroom and a separate shower room. The property benefits from central heating, double glazing and superb mature, established and landscaped communal gardens.

## Communal Entrance Hall

The property is accessed via secure video entry intercom system giving access in the communal entrance porch area. The entrance porch has a secure entry door into the main communal hallway. The communal hallway has a lift facility leading to the first floor

landing, stairs also leading to the first floor landing and staircase and lift leading down to the undercroft parking. Private entrance door into the main accommodation.

## Private Entrance Hallway

Having a T shaped entrance hallway, having doors giving access into the formal lounge, radiator to wall, video entry phone to the wall, door giving guests access into the communal hallway, door off to built-in storage cupboard providing excellent storage space and having hanging rail and shelving, airing cupboard having water meter and housing the water tank and providing shelving and doors give access the kitchen, the two bedrooms and the principal bathroom.

## Family Lounge

16' 11" x 21' maximum ( 5.16m x 6.40m maximum )

Having double glazed walk-in bay window to the front and two double glazed windows to the side, radiator to wall, TV aerial point, communal Sky and Freeview aerial sockets, feature fireplace with stone fire surround and fire facility, low voltage lighting points for mood lighting, open access into a flexible dining room/sitting room.

## Dining Room/Sitting Room

12' 4" x 5' 11" ( 3.76m x 1.80m )

Being an open plan area from the family lounge, having double glazed window to the front, radiator to wall and coving to ceiling.

## Fitted Breakfast Kitchen

11' 3" x 11' 2" ( 3.43m x 3.40m )

Briefly comprising a modern fitted breakfast/dining kitchen, having fitted base units with granite work surfaces over, fitted matching wall units, two double glazed windows to the side, sink and groove drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated five ring gas hob with cooker hood and extractor fan over, integrated dishwasher and integrated fridge/freezer, radiator to wall, floor tiling, stainless steel splash back, integrated Combi oven, spotlights to ceiling and space for a dining table.

## Utility Room

8' 9" x 5' 1" ( 2.67m x 1.55m )

Having fitted base units, space and plumbing for a washing machine, radiator to wall, extractor fan, wall mounted central heating boiler and built-in storage.

## Bedroom 1

15' 4" maximum x 13' 7" ( 4.67m maximum x 4.14m )

Having double glazed window to the side overlooking communal gardens, radiator to wall, video entry phone beside bedside, having two built-in double wardrobes with hanging rail and shelving, coving to ceiling and spotlights to ceiling, door gives access into the en-suite bathroom.

## En-Suite Bathroom

Having panelled bath with mixer tap over, separate shower cubicle, wall mounted wash hand basin with built-in cupboard under, wall mounted heated towel rail radiator, extractor fan, spotlights to ceiling and part wall tiling

## Bedroom 2

13' 2" x 11' 1" ( 4.01m x 3.38m )

Having double glazed to the rear overlooking the communal gardens, radiator to wall, two built-in double wardrobes and coving to ceiling.

## Family Shower Room

Having shower cubicle, wall mounted wash hand basin, low level flush WC, frosted double glazed window to the side, extractor fan, wall mounted heater towel rail radiator and part tiling to walls.

## Outside

The property benefits from well established and maintained communal gardens with gardens laid to lawn, various plants and shrubs, pathway leading to the front of the property. To the rear of the building there is access to an undercroft parking area, the property benefits from having two allocated parking spaces which are both undercroft with remote control access and the property also has a built-in storage cupboard within the undercroft parking area providing excellent storage.















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4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax  
 Band: F

Service Charge:  
 2200.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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