



Connells

Lichfield Road
Sutton Coldfield



Property Description

A well presented two double bedroom duplex maisonette, located off the main Lichfield Road close to the heart of Sutton Coldfield town centre and close to main road and rail transport links and access to Royal Sutton Park. THE PROPERTY IS OFFERED WITH NO CHAIN. The accommodation comprises a private entrance giving access into a reception hallway, a good sized family lounge overlooking the Lichfield Road and a modern refitted dining/kitchen overlooking the rear communal gardens and garage. On the first floor landing there are two double bedrooms with built-in wardrobes and a refitted family bathroom. The property benefits from gas central heating and double glazing and has mature and established front and rear gardens, communal parking and a garage.

Private Entrance/Reception Hall

Having composite door giving access into the entrance hallway, having double glazed window, radiator to wall, stairs lead to the first floor landing, laminate flooring, telephone point and doors give access into the lounge and the dining/kitchen.

Family Lounge

11' 11" x 11' 10" (3.63m x 3.61m)

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

Dining/Kitchen

11' 1" x 11' 10" (3.38m x 3.61m)

Briefly comprising a modern refitted kitchen, having fitted base units with square edge work surfaces over and matching splash back, fitted matching wall units, double glazed window to the side and to the rear, having Butler sink with mixer tap over, decorative splash back tiling, gas cooker point, space and plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, radiator to wall, coving to ceiling, spotlights to ceiling, laminate floor and space for a dining table.

First Floor Landing

Having double glazed window to the side and doors to the two bedrooms and the bathroom.

Bedroom 1

11' 11" x 11' 10" to the rear of the wardrobes (3.63m x 3.61m to the rear of the wardrobes)

Having double glazed window to the rear, radiator to wall, two built-in double wardrobes, built-in dressing table and built-in single wardrobe.

Bedroom 2

11' 10" x 11' 2" (3.61m x 3.40m)

Having double glazed window to the front, radiator to wall, two built-in double wardrobes and a built-in single wardrobe.

Refitted Bathroom

Briefly comprising a four piece fitted white bathroom suite, having free standing bath on raised platform, separate shower cubicle with rainfall and hand-held facility, wash hand basin, low level flush WC, frosted double glazed window to the side, splash back tiling, extractor fan, coving to ceiling, laminate flooring and door to a built-in storage cupboard.

Communal Gardens

Being a mature and landscaped front and rear gardens, having garden laid to lawn, outside of the front door of the property there is a hard standing area which can provide communal seating.

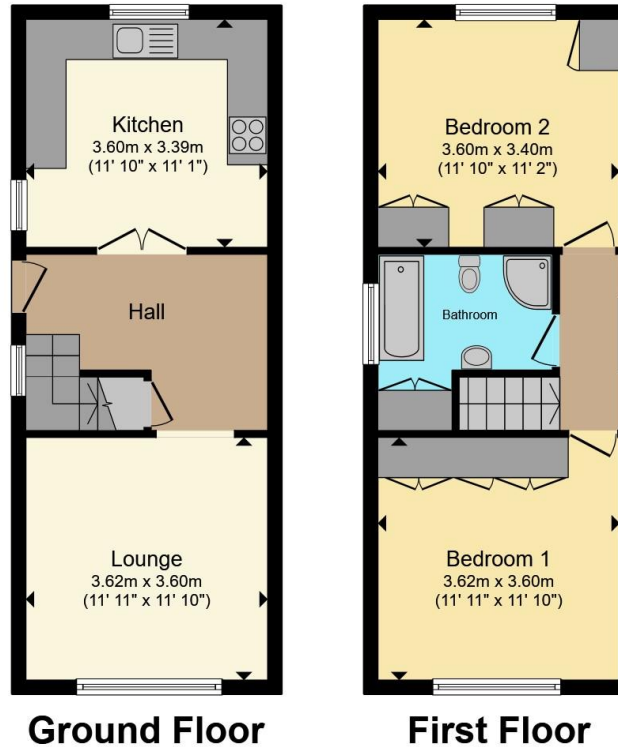
Garage

The property benefits from having a garage with up and over door. (Un-measured).









Total floor area 70.7 m² (761 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

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4/6 High Street
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EPC Rating: Awaited
 Council Tax Band: C

Service Charge: 1560.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311440

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2000. 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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