



Connells

Caversham Place
Sutton Coldfield



Property Description

A four bedroom, four storey mid-town house located in a private, gated development in the heart of Sutton Coldfield town centre. THE PROPERTY IS OFFERED WITH NO CHAIN. The accommodation comprises a integrated garage with driveway. On the ground floor there is a reception hallway with a ground floor dining/kitchen with views over the communal gardens and a ground floor guest WC. There is a first floor family lounge with good views over Sutton town centre and a double bedroom. On the second floor landing there are two further bedrooms and a bathroom and on the third floor landing there is a good sized double bedroom with separate shower room. The property benefits from central heating and double glazing. Located close to main road and rail transport links, local amenities and shopping.

Entrance Hall

Having door to the front giving access into the entrance hall, radiator to wall, intercom system to wall, doors give access to the ground floor WC and the kitchen and stairs lead to the first floor landing.

Ground Floor Guest WC

Having low level flush WC, wash hand basin, radiator to wall and part tiled.

Dining Kitchen

13' 7" plus the recess x 12' 10" (4.14m plus

the recess x 3.91m)

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, splash back tiling, stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob, built-in cooker hood and extractor fan, integrated dishwasher, integrated fridge and integrated freezer, spotlights to ceiling, coving to ceiling, tiled walls and space for a dining table and chairs, double glazed picture window overlooking the rear garden.

First Floor Landing

Having double doors that lead to a first floor lounge and separate bedroom. Stairs lead to second floor landing.

First Floor Lounge

15' 8" plus the recess x 8' 10" (4.78m plus the recess x 2.69m)

Having French doors to the rear giving access to a Juliet balcony have feature fire surround, TV aerial point, telephone point, coving to ceiling and double glazed window.

Bedroom 1

12' 11" maximum x 16' 10" (3.94m maximum x 5.13m)

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

Second Floor Landing

Having doors giving access to the two bedrooms and bathroom, radiator to wall and stairs lead to the third floor landing.

Bedroom 2

12' 11" maximum x 8' 4" (3.94m maximum x 2.54m)

Having double glazed window to the rear with Juliet balcony, radiator to wall, TV aerial point, coving to ceiling and built-in double wardrobe.

Bedroom 3

12' 11" x 10' 9" (3.94m x 3.28m)

Having double glazed window to the rear, radiator to wall and TV aerial point.

Family Bathroom

Having a white bathroom suite with panelled bath with electric shower over, wash hand basin, low level flush WC, part tiling to walls, extractor fan, spotlights to ceiling and door to the airing cupboard housing the hot water tank and providing excellent storage.

Third Floor Landing

Having door leading off to a bedroom and separate shower room.

Bedroom 4

15' x 10' 10" (4.57m x 3.30m)

Having French doors to a Juliet balcony, radiator to wall and built-in wardrobes.

Shower Room

Having shower cubicle, pedestal wash hand basin, low level flush WC, shaver point and

wall mounted heated towel rail radiator

Outside

Front

Having access to a garage.

Garage

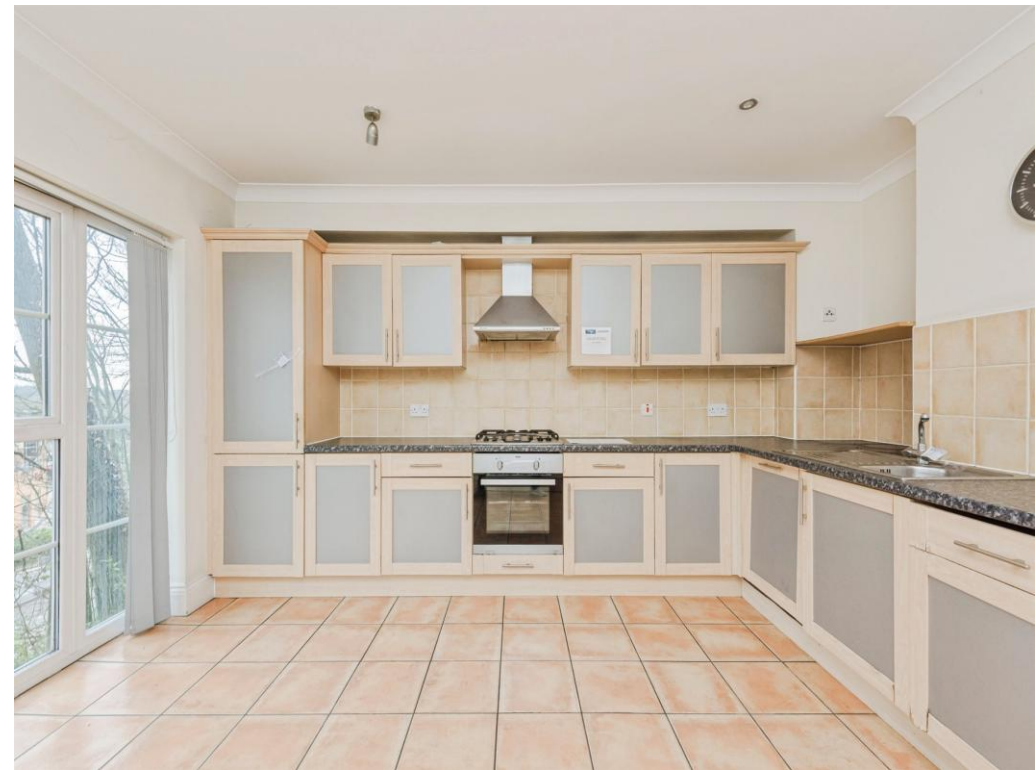
Having an up and over door, power and lighting.

Communal Gardens

The property benefits from having communal gardens with mature plants and shrubs

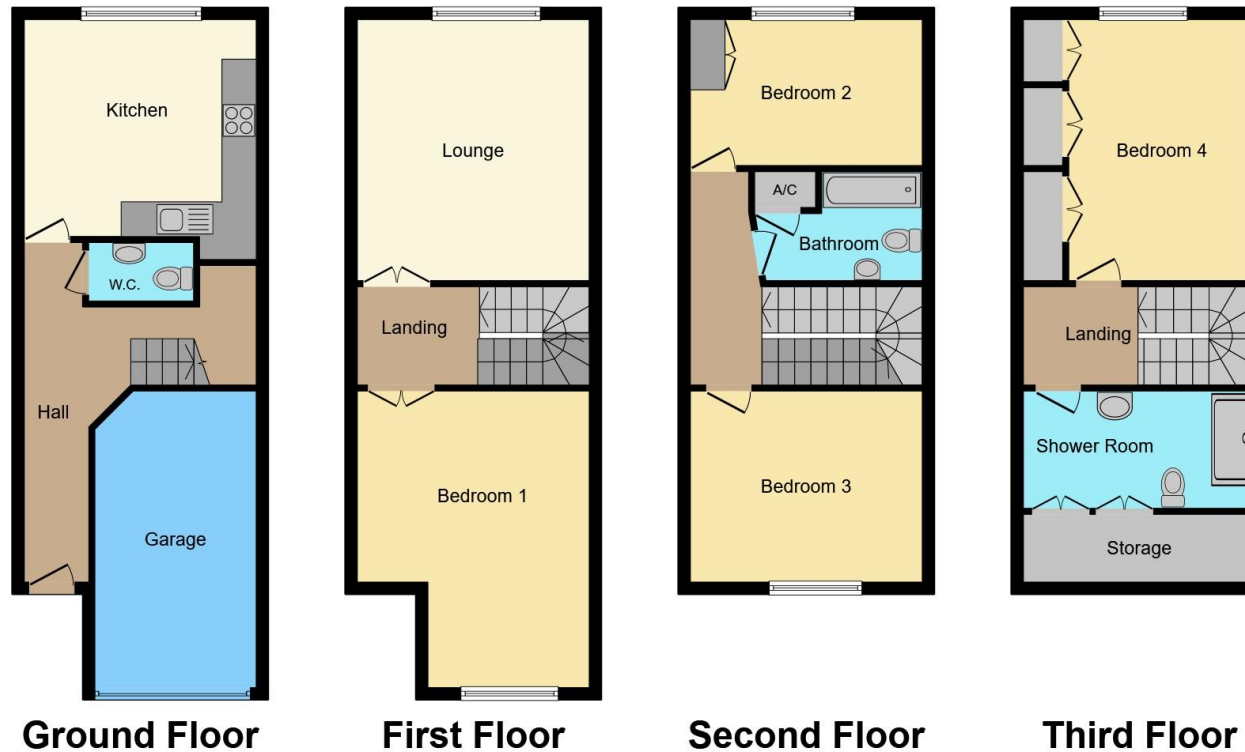
Agent's Note

Please be advised that there is a communal service charge wherein all communal gardens are maintained by an external company for more information please seek advice from your legal representative.









Total floor area 165.4 m² (1,781 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: C Council Tax
 Band: F

Tenure: Freehold

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