



Connells

Packington Court Blackberry Lane
Sutton Coldfield



Property Description

****NO CHAIN**** Connells are pleased to introduce this first floor 2 bedroom apartment in the prestigious area of Four Oaks, having excellent main road and transportation links, with multiple train stations within a 1 mile walking distance of the property. With sought after primary and secondary schools also within a mile of the property, to include Four Oaks Primary School and Arthur Terry Secondary School, this property is central to a host of local amenities. With Sutton Park just a stones throw away, as well as multiple popular bars and restaurants, this property really is in the heart of everything and offers fantastic modern living. The apartment itself sits on the first floor of a purpose built apartment block and offers a spacious open plan living situation, with an open lounge kitchen, with breakfast bar and space for dining table set. The kitchen features fully integrated appliances and unique mood lighting throughout. 2 double bedrooms feature to the rear of the property, with bedroom one currently featuring 2 separate double beds and wardrobes, highlighting the ample space available. This property comes with an allocated garage, as well as plenty of communal parking for residents and guests. Viewings highly recommended at this property.

Hallway

You enter the property from the communal halls into an entrance hallway, with coat rails and space for shoe storage. This then leads into the main apartment

Lounge Diner

13' 3" x 11' 10" (4.04m x 3.61m)

Generously sized lounge diner, open plan to the kitchen, separated by a breakfast bar. Having radiator to the wall and large viewing windows looking out over the front communal gardens. Access to a second hallway leading through to the bedrooms and bathroom.

Kitchen

13' 5" x 11' 10" max (4.09m x 3.61m max)

Open plan to lounge area, having breakfast bar separating the two. Fully integrated appliances with 4 ring gas hob, electric oven and electric grill, and having integrated washing machine. Viewing windows looking out over the communal gardens.

Bedroom 1

11' 5" x 10' 4" max (3.48m x 3.15m max)

A fantastic sized double bedroom over looking the communal gardens. Currently featuring 2 double beds and 2 separate wardrobes, highlighting the fantastic available space. Having radiator to wall

Bedroom 2

9' 2" x 7' 9" max (2.79m x 2.36m max)

Double bedroom with fitted wardrobes, having radiator to the wall and looking out over the communal gardens.

Bathroom

Having bathtub with shower over, low flush toilet, sink to wall and extractor fan. Accessed via second hallway.

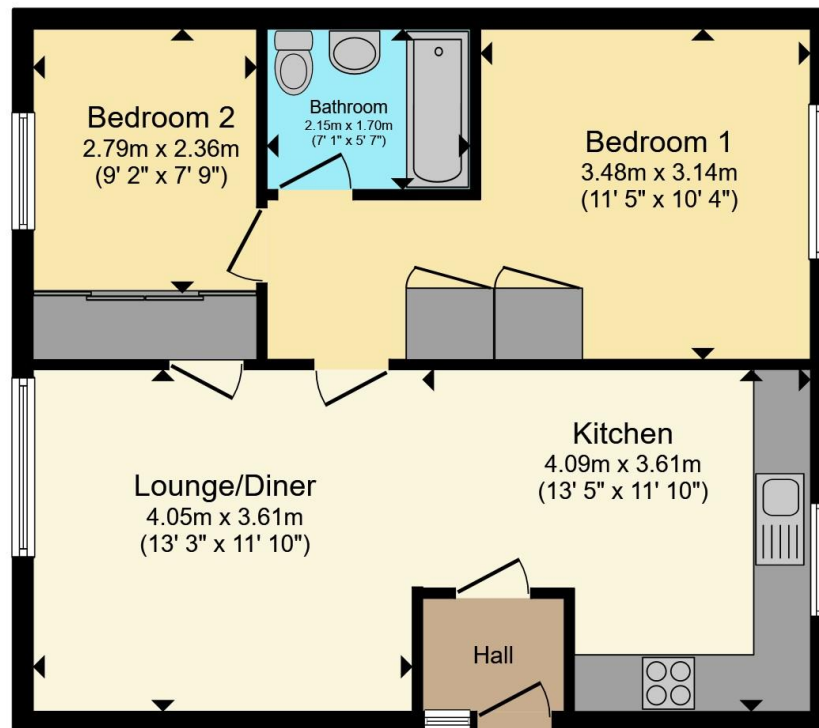
Outside

Stunning communal gardens to the front and rear, communal parking and allocated garage space.









Total floor area 59.0 m² (635 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

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To view this property please contact Connells on

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4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 2064.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311546

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.



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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