

Connells

Holly Court Sutton Road Birmingham

Holly Court Sutton Road
Birmingham B23 6QJ

for sale offers over
£125,000







Property Description

A 2 double bedroom 2nd floor flat located close to main road and rail transport links. Offered with NO ONWARD CHAIN and having the benefit of an extended lease. Low service charge and ground rent. In need of some cosmetic decorative updating. There is a garage en bloc to the rear off of Holly Lane and accessed via secured gated entry. Having easy access to local amenities. Having communal hallway with stairs leading to the 2nd floor. The accommodation comprises a private hallway with a built in storage cupboard, refitted kitchen overlooking the rear communal gardens and garage, excellent sized lounge, 2 double bedrooms and a refitted and modernised shower room. There is electric heating and double glazing. Ideal first time buy or investment buy.

Communal Hallway

Having door to hall and stairs lead to the 2nd floor landing.

Private Entrance Hallway

Having double glazed entrance door leading to the hallway, radiator, coving to ceiling, ceiling rose and doors lead to the kitchen, lounge, 2 bedrooms and shower room.

Kitchen

11' 1" x 6' 4" (3.38m x 1.93m)

Having refitted modern base units with work surface over, splashback tiling, fitted matching wall units, sink and drainer unit with mixer tap over and cupboard under, space and cold water tap plumbing for a washing machine, space for a fridge freezer, built in cooker hood and extractor fan and electric cooker point. Double glazed window over looking the rear communal gardens.

Lounge

15' 9" x 10' 4" (4.80m x 3.15m)

Having double glazed window to the front, storage heater to wall, TV aerial point, 4 wall lights and coving.

Bedroom 1

12' 9" x 10' 4" (3.89m x 3.15m)

Having double glazed window to the rear overlooking the communal garden, radiator to wall, coving to ceiling and ceiling rose.

Bedroom 2

12' 9" x 7' 9" (3.89m x 2.36m)

Having double glazed window to the front, coving and ceiling rose.,

Refitted Shower Room

A modern refitted shower room with walk in shower cubicle and electric shower facility, vanity wash hand basin, low level flush WC, wall mounted heated towel rail radiator, floor and wall tiling, spotlights and frosted double glazed window to the rear.

Communal Gardens

Having locked gated entry to the gardens with fencing to the perimeter, garden to lawn, plants and shrubs.

Garage En Bloc

Having a single garage en bloc. The garage is unmeasured. The garage is accessed off of Holly Lane and has padlocked gates to the Garage.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







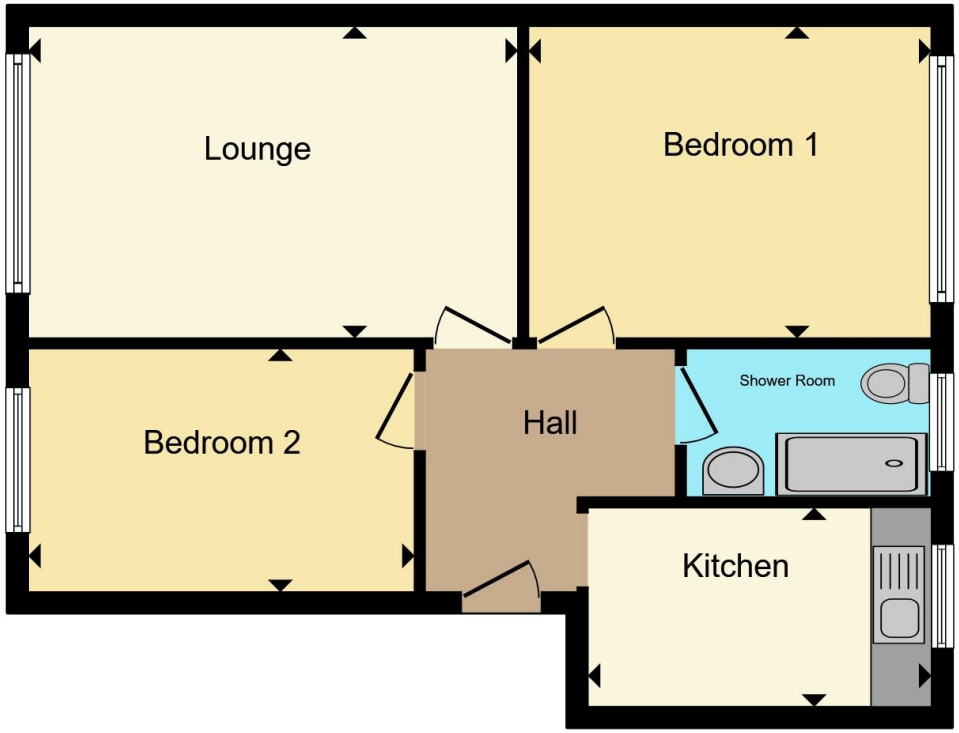









HOLLY COURT
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Total floor area 54.2 m² (584 sq.ft.) approx

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

Connells

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: A

Service Charge: 800.00

Ground Rent: 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311774

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.

The Property Ombudsman

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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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