

Connells

Wyndley Close
Sutton Coldfield

# Wyndley Close
# Sutton Coldfield B74 4JD

for sale offers in the region of
**£230,000**







## Property Description

A superb 2 double bedroom 1st floor apartment located in the popular development of Wyndley Manor. In a fantastic position close to Cross City Line train links and bus routes. Offered with NO UPWARD CHAIN. In an excellent school catchment area, The apartment has the benefit of a single garage. There is communal parking. The accommodation comprises security entry intercom system leading to a communal hallway. The private accommodation benefits from having an entrance hallway with built in storage, family lounge with French door onto a private balcony with excellent views over fields. There is a good sized dining kitchen with some built in appliances and space for a dining table. The kitchen opens onto the balcony. There is main bedroom with built in wardrobes, drawer units and gives access to an en-suite shower room. There is a 2nd double bedroom and a separate bathroom. The property benefits from double glazing and central heating. Close to good school catchments.

## Communal Hallway

Having secure entry intercom entry system, stairs to the first floor landing and private accommodation.

## Private Hallway

Having double doors to the Lounge, Doors to the Dining Kitchen, 2 bedrooms and Bathroom., radiator to wall, coving to ceiling, Built in storage cupboard providing good storage facility.

## Lounge

11' 2" x 17' 5" ( 3.40m x 5.31m )

Having double glazed window overlooking the rear communal gardens, garage and fields. Door to the dining kitchen, two radiators, coving to ceiling, built in feature wooden fire surround, tiled hearth and electric fire facility, Double glazed door to the Balcony.

## Dining Kitchen

18' 3" plus door recess x 9' 7" ( 5.56m plus door recess x 2.92m )

An excellent sized dining kitchen with fitted base units with roll edge work surfaces over, fitted matching wall units, one and a half bowl sink unit and drainer with mixer tap over and cupboards under, splashback tiling, space and plumbing for a washing machine, space for a fridge freezer, plinth heater, radiator, space for a dining table, wall mounted central heating boiler and double glazed French door to the Balcony.

## Balcony

Having wrought iron railing and space for a garden seating furniture.

## Bedroom 1

16' 2" x 8' 5" plus walkway ( 4.93m x 2.57m plus walkway )

Having double glazed window to the front, , radiator to wall, having a range of built in bedroom furniture to include 2 built in double wardrobes, drawer units and bedside cabinets. Door to the en-suite shower room.

## En-Suite Shower Room

Having a a fitted suite to include shower cubicle with shower rover, wash hand basin, low level flush WC, radiator, shaver point, and extractor fan.

## Bedroom 2

12' 8" x 8' 9" ( 3.86m x 2.67m )

Having double glazed window to the front, radiator and having a range of built i bedroom furniture to include a bruit in triple wardrobe, built in drawers unit and built in bedside cabinets.

## Bathroom

Having paneled bath with shower facility over the bat, wash hand basin, low level flush WC, shaver point, radiator and extractor fan.

## Garage

The property benefit from having a garage with up and over door. This garage has not been measured.

## Communal Parking

There is communal parking and on street parking.

## Communal Gardens

Having garden laid to lawn, planted shrubs and borders.

## 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.







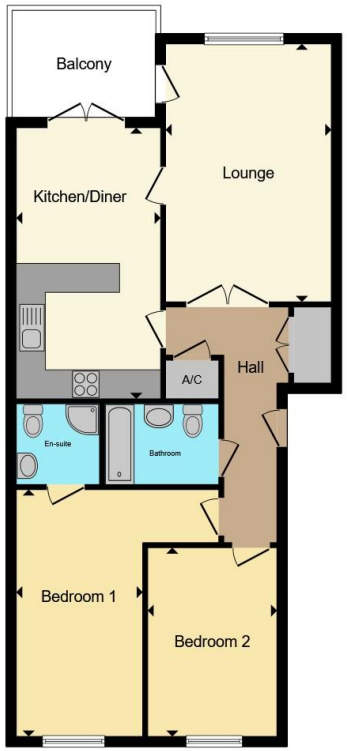













Total floor area 79.5 m² (855 sq.ft.) approx

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: B

Council Tax Band: D

Service Charge: 1700.00

Ground Rent: 100.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/SCO311732**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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