

ASKING PRICE OF £180,000
SUTTON COURT
LITTLE SUTTON LANE, SUTTON COLDFIELD, B75 6SE



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properties



A good sized two bedroom first and second floor maisonette, in a popular location between Four Oaks and Sutton Coldfield. The accommodation comprises reception hall, living room, kitchen and dining area, two double bedrooms, master with fitted wardrobes, bathroom with shower and off-road parking. The property benefits from electric heating and double glazing.

Duplex Maisonette • Two Bedrooms • Off Road Parking • Double Glazed • Fitted Wardrobes in Master Bedroom • Electric Heating • Kitchen and Dining area • Living Room • Unfurnished •



Leasehold:- 133 years remaining

Annual Service Charge: £930.74

Ground rent: £0 per year

Managing Agents: CP Bigwood



This spacious, duplex, first floor apartment is set in a prime, central, sought after location, midway between Sutton Coldfield and Mere Green shopping centre, both of which offer a range of shops and restaurants and being just a short stroll from Four Oaks station and having a local bus service available. Complemented by electric panel heaters and having PVC double glazing to fully appreciate the property on offer, it's true proportions and elevated aspects, we highly recommend an internal inspection. Briefly comprising, reception hall with stairs to first floor landing, imposing, spacious lounge, dining area, kitchen with oven and hob, plumbing for washing machine and space for fridge freezer. Stairs from the lounge lead to the second floor where there are two bedrooms, the master bedroom has built in wardrobes and a further storage cupboard with window and bathroom with corner bath. The property is set amidst communal gardens, has communal parking and a single car garage.

Set back from the roadway behind a lawned fore garden, a pathway gives access to the property via:

RECESSED PORCH: Multi locking door opening to:

RECEPTION HALL: Stairs off to:



FIRST FLOOR LANDING: Having storage cupboard, twin doors open to:

ATTRACTIVE, SPACIOUS LOUNGE: 15'7" x 14'9" Large PVC double glazed picture window to front, stairs off.

DINING AREA: 7'4" x 6'9" PVC double glazed picture window to rear,

FITTED KITCHEN: 7'8" x 7'2" PVC double glazed window to rear, single drainer sink unit with double base unit beneath, there is a further range of fitted base and wall units, including draws, built in oven having separate electric hob extractor fan over, plumbing for washing machine, space for fridge freezer, tiled splashbacks

SECOND FLOOR LANDING; 6'5" x 4'7" with cupboard housing hot water tank.

BEDROOM ONE: 11'4" x 11'2" PVC double glazed window to front, double built-in wardrobe, additional storage cupboard having PVC double glazed window to front

BEDROOM TWO: 9'8" x 8'2" PVC double glazed window to rear.



WELL APPOINTED BATHROOM: PVC double glazed, obscure window to rear, suite comprising corner bath having electric shower over, tiled splashbacks, vanity wash hand basin, low flushing w.c., further tiling to walls, electric heated towel rail.

COMMUNAL GARDENS: Set to front and rear having lawns, shrubs and bushes.

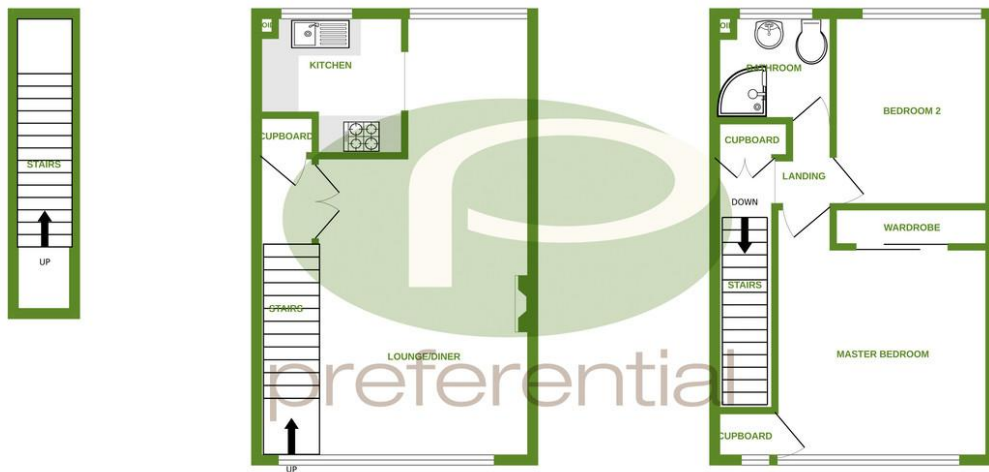
COMMUNAL PARKING AREAS: Set to front and rear.

SINGLE CAR GARAGE: (please check the suitability of this garage for your own vehicle) Located in a separate block.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with the Agent.



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