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Apartment 3 69 Clifton Road, Sutton Coldfield Reduced To £525,000

A stunning and superbly appointed luxury first floor Apartment of approximately 2000 square feet situated in this highly sought after location close to Sutton Coldfield Town Centre and Sutton Park.

* Lift & Stair Access * Reception Hall * Magnificent Lounge/Dining Room * Luxury Fitted Breakfast Kitchen * Study/Bedroom Four * Master Bedroom Suite with En Suite Bathroom * Bedroom Two with En Suite Shower Room * Bedroom Three * Family Bathroom * Secure Underground Parking For Two Vehicles * Secure Store Room * Communal Well Kept Grounds * Gas Underfloor Heating * PVCu Double Glazing * Viewing Essential *

Post code: B73 6EN

Directions: A-Z Page 69 Ref: 1G



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail:enquiries@chrisfoster.co.uk
Proprietor: Christopher A Foster



Apartment 3 69 Clifton Road, Sutton Coldfield



Magnificent Lounge/Dining Room



Magnificent Lounge/Dining Room



Luxury Fitted Breakfast/Kitchen

Apartment 3 69 Clifton Road, Sutton Coldfield



Luxury Fitted Breakfast/Kitchen



Study/Bedroom Four



Master Bedroom Suite



Master Bedroom



En Suite Bathroom

Apartment 3 69 Clifton Road, Sutton Coldfield



Inner Hallway



Bedroom Two



En Suite Shower Room



Bedroom Three



Bedroom Three

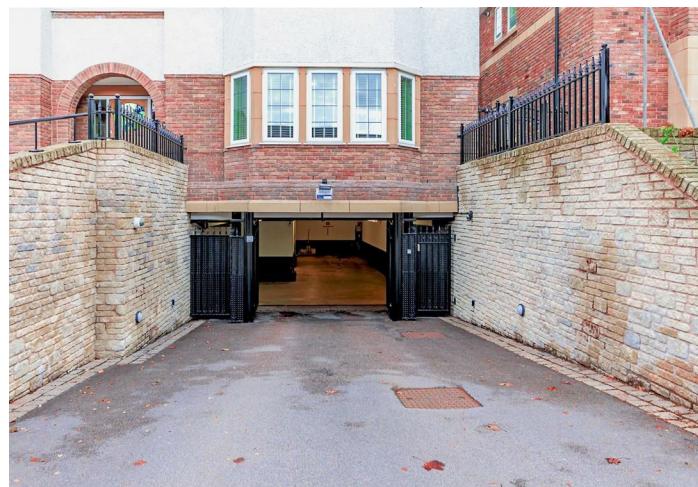


Family Bathroom

Apartment 3 69 Clifton Road, Sutton Coldfield



Family Bathroom



Car Park Entrance



Underground Car Park

Apartment 3 69 Clifton Road, Sutton Coldfield

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this stunning and superbly appointed luxury Apartment occupying the entire first floor of this modern purpose built building. The property occupies an excellent position in this highly sought after residential location close to Sutton Coldfield Town Centre and Sutton Park.

The property forms part of a small and exclusive development of similar luxury properties with all amenities close at hand including extensive shopping facilities, schools for children of all ages including Grammar Schools of Bishop Vesey and Sutton Girls, whilst regular public transport services via rail and road provide ease of access to many surrounding areas and centres of Commerce. Wyndley Leisure centre is close at hand.

The particularly spacious well planned Accommodation of approximately 2000 square feet enjoys the benefit of a gas underfloor heating system and PVCu double glazing and briefly comprises of the following:

ENTRANCE HALL

with lift and stair access to the first floor.

RECEPTION HALL

having entrance door, ceiling light point, ceiling coving and built in cloaks cupboard off.

MAGNIFICENT 'L' SHAPED LOUNGE/DINING ROOM

8.38m x 7.59m max (27'6 x 24'11 max)

having PVCu double glazed bay window to front elevation, additional PVCu double glazed window to front elevation, ceiling coving, inset ceiling spotlights, integrated speakers and security intercom to main entrance.

LUXURY FITTED BREAKFAST KITCHEN

5.66m x 5.64m max (18'7 x 18'6 max)

having PVCu double glazed bay window to front elevation, additional PVCu double glazed window to side elevation, extensive range of luxury fitted wall, base units and drawers, working surfaces with inset sink unit, built in electric double oven, separate five burner gas hob with extractor canopy over, integrated fridge/freezer, dishwasher and washer/dryer, ceiling coving, "Karndean" flooring, inset ceiling spotlights and ample space for table and chairs.

STUDY/BEDROOM FOUR

3.18m x 2.46m (10'5 x 8'1)

having three PVCu double glazed windows to side elevation and inset ceiling spotlights.

MASTER BEDROOM SUITE

7.75m x 5.64m max (25'5 x 18'6 max)

having two PVCu double glazed windows to rear elevation, extensive range of fitted furniture incorporating wardrobes, dressing table and drawers, ceiling coving, inset ceiling spotlights and integrated speakers.

LUXURY EN-SUITE BATHROOM

having PVCu double glazed window to side elevation, corner bath with mixer tap and hand held shower attachment, separate tiled shower cubicle, WC, pedestal wash hand basin, tiled floor and half tiled walls, chrome heated towel rail, extractor fan, and inset ceiling spotlights.

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INNER HALLWAY

having ceiling light point, ceiling coving and storage cupboard off housing the hot water storage tank.

BEDROOM TWO

3.78m x 2.74m (12'5 x 9'0)

having PVCu double glazed window to rear elevation, fitted wardrobes and dressing table, ceiling coving and inset ceiling spotlights.

LUXURY EN SUITE SHOWER ROOM

having PVCu double glazed window to side elevation, fully tiled shower cubicle, pedestal wash hand basin, WC, chrome heated towel rail, tiled floor, half tiled walls, inset ceiling spotlights and extractor fan.

BEDROOM THREE

3.84m x 2.31m (12'7 x 7'7)

having PVCu double glazed window to rear elevation, fitted wardrobes and drawers, ceiling coving and inset ceiling spotlights.

FAMILY BATHROOM

having corner bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled floor, half tiled walls, inset ceiling spotlights, chrome heated towel rail and extractor fan.

OUTSIDE - UNDERGROUND SECURE PARKING

accessed by electrically operated gates having two allocated parking spaces and secure storage room.

COMMUNAL WELL KEPT GROUNDS

GENERAL INFORMATION

TENURE We understand the property is Leasehold with an unexpired term of approximately 90 years subject to a service charge of £150 per month. Each Apartment owns a share of the Freehold interest.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract.

Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy.

All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	