APARTMENT 3 BANK HOUSE
WESTHAVEN ROAD
SUTTON COLDFIELD
B72 1TT

ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

A stylish two-bedroom ground floor apartment, situated in a contemporary block, nestled in a private position away from the High Street in the heart of Sutton Coldfield.

Having been converted in 2018, the apartments are finished to a high standard with a modern internal theme flowing through from the communal areas into the spacious apartments.

Ground Floor Apartment:
Reception hall
Fitted kitchen/dining/living room
Master bedroom with fitted wardrobe and en-suite shower room
Bedroom two with fitted wardrobe
Bathroom

Grounds:
Private gated entrance
Allocated parking space

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation
The apartment is situated in an amazing location to take advantage of Sutton Coldfield's day to day amenities, a short walk down Mill Street into the town centre with its variety of shops and restaurants within and around the Gracechurch Shopping Centre. Sutton Coldfield train station is also a few minutes away providing access by rail to Birmingham New Street and Lichfield City Centre. Also nearby is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Distances
Birmingham - 7.4 miles
Lichfield - 9.7 miles
M42 (J9) - 7.3 miles
M6 Toll (T3) - 3.7 miles
M6 (J6) - 5.6 miles
Birmingham International/NEC - 14.9 miles

(Distances approximate)

Description of Property
The apartment is located in a sought-after discreet location within walking distance of Sutton Coldfield town centre. Approached via a private gated residents car park, the contemporary block offers stylish town living.

The matte black oak veneered entrance door leads into the bright, inviting reception hall.

The open plan living room, is light and bright behind which is the stylish fitted kitchen and dining area. The fitted kitchen features dark grey high gloss wall and floor cupboards, complementary work surface areas and contrasting oak veneered flooring. Integrated appliances include induction hob, extractor, built-in oven and fridge/freezer. The dining area provides ample space for a sizeable table and chairs, perfect for entertaining friends and with the natural light from the surrounding windows a great place to work from home.

A useful small room off the hall doubles up as a useful utility room and is where the washing machine is installed.

Bedroom one has an en-suite with double shower cubicle, oversized wash basin set into two drawer high gloss white vanity unit and WC with low-level flush. The white suite stands out against the high gloss contrasting grey wall and floor tiles.

Bedroom two is a spacious double room with fitted wardrobes, incorporating stylish mirrored doors.

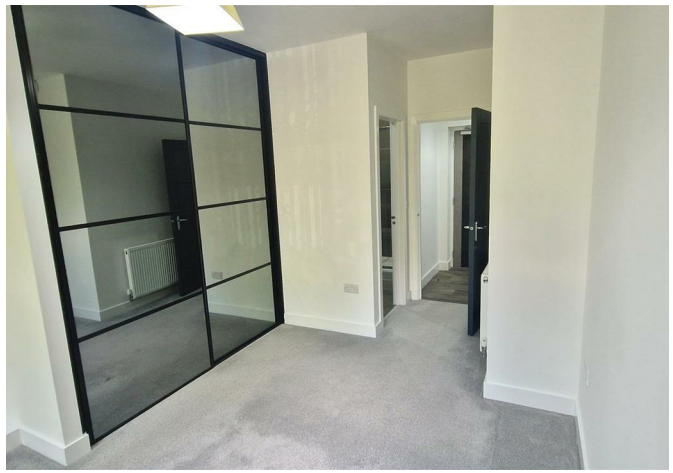
A bathroom with white suite, panel bath, oversized wash basin set into two drawer high gloss white vanity unit and WC with low-level flush completes the accommodation.

Services
Mains, water, gas and electricity are connected.
Gas fired radiators are installed.

Terms
Local Authority: Birmingham City Council
Tax Band: C

VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles via 0121 362 7878.

Disclaimer - Important Notice
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot



be inferred that any item shown is included in the rental.

Photographs Taken: June 2024
Particulars Prepared: June 2024

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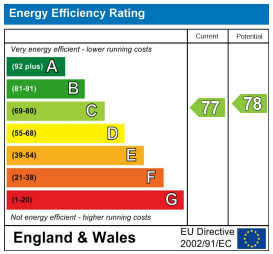

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