12 KING EDWARDS SQUARE
SUTTON COLDFIELD
B73 6AD

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

## ACCOMMODATION

A stunning ground-floor luxury apartment in the Grade-II listed Royal Sutton Place building in the heart of Sutton Coldfield.

Ground floor: communal entrance.

Reception hallway, drawing room, kitchen, principal bedroom with en-suite shower room, second double bedroom, family bathroom.

Outside: 2 (gate controlled) private parking spaces, gated communal gardens.

Approximate total internal floor area 1068 square feet (99 square metres). EPC rating E

No Upward Chain

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 located in the heart of Sutton Coldfield, and here a comprehensive range of shops and restaurants can be found within the Gracechurch Shopping Centre. There are excellent transport links, with Sutton Coldfield station being only a stone's throw away.

In nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Also close by is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Holland House Junior School, St Joseph's Primary School and Arthur Terry School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

## Distances
Sutton Coldfield within walking distance
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

## Description of Property
This beautiful two-bedroom ground-floor apartment of just over 1,000 square feet is part of the iconic Grade-II listed building in the heart of Sutton Coldfield with excellent transport links. The building has been wonderfully renovated and developed to reflect the balance between traditional and contemporary living. Royal Sutton Place consists of 18 residences with private parking. The unique character and beauty of the apartments make them extremely sought after: viewing is recommended! Approached via a security door with intercom entry system is the beautifully presented grand communal reception hall. A postbox is located on the ground floor, accessed with a key.

The internal accommodation of this luxury apartment comprises of a reception hall, drawing room & kitchen, master bedroom with fitted en-suite shower room, guest bedroom and a fitted family bathroom. The apartment features stunning high ceilings and double-glazed windows throughout.

The reception hallway makes an imposing first impression, the spacious drawing room is a lovely space with views over the communal grounds, ideal for entertaining and relaxing with family and friends The contemporary kitchen features a range of white wall and base units with built in appliances to include double oven, washing machine and dishwasher all complemented by the granite worktops.

The accommodation further comprises of principal bedroom complete with en suite, a guest bedroom and a family bathroom. Both bedrooms are front facing so are light spaces and are both complemented by feature fireplaces on one wall adding classic touches to the space.

## Gardens & Grounds
There are delightful gated communal gardens. The apartment benefits from two private parking spaces, accessed via a gate. Sutton Coldfield town centre with its restaurants, shops, and cafes is on the doorstep and the apartment is ideally located for access to the train station and bus stops.

## Services
We understand that mains water, gas and electricity are connected.

## Fixtures & Fittings
Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## Directions
Take the Birmingham Road (A5127) from Sutton Coldfield town towards Lichfield. Take the left-hand turn just before The Royal pub into King Edward Square and the property is directly in front of you.

## Terms
Tenure: Leasehold (145 years remaining)

Local authority: Birmingham City Council, 0121 303 1111

Tax band: E

## Viewings
Viewings are highly recommended and strictly by prior appointment with agents Aston Knowles 0121 362 7878.

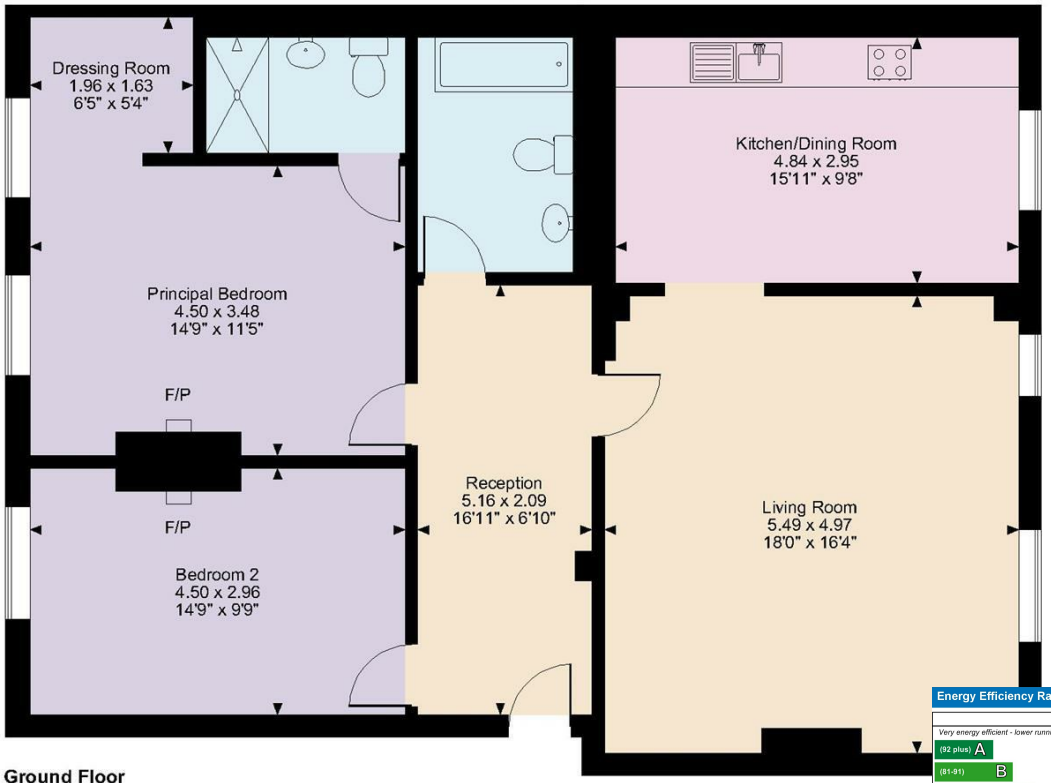
## Disclaimer

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 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 it cannot be inferred that any item shown is included in the sale.

Photographs taken December 2022
Particulars prepared December 2022

ASTON KNOWLES

**Royal Sutton Place, King Edwards Square, Sutton Coldfield, West Midlands**
**Approximate Gross Internal Area**
**1068 Sq Ft/99 Sq M**




**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.
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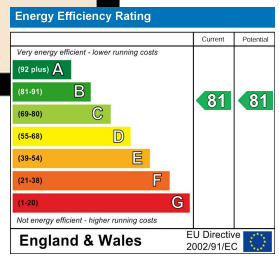


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