

FOR SALE



Addenbrook House, Monmouth Drive, Sutton Coldfield, B73 6JE

3 Bedrooms, 1 Bathroom, Second Floor Flat

Offers In Region Of £225,000





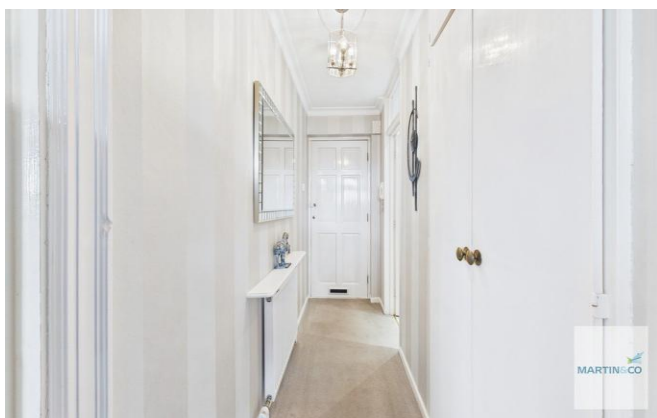
**Addenbrook House, Monmouth
Drive, Sutton Coldfield, B73 6JE**
3 Bedrooms, 1 Bathroom
Offers In Region Of £225,000

- TOP FLOOR FLAT
- THREE BEDROOMS
- LOUNGE / DINER
- FITTED KITCHEN
- RE FITTED SHOWER ROOM

Martin & Co are pleased to offer this bright and spacious three bedroom second floor flat with a lovely blend of modern comfort and natural tranquillity. Perfectly positioned to enjoy the lovely views of Sutton Park. Filled with natural light this property is approached via a secure shared entry door with stairs leading to the second floor. The open hallway has a guest w.c and wash basin off and a door leading to the through lounge/diner ideal to relax in and here is where you get the best views of the park. There is a fitted kitchen with a range of appliances and ample storage. There are three good size doubles rooms (one being used as a study) which are accompanied by the modern three piece bathroom comprising bath with shower over, W.C. and wash basin.

To the outside is a well kept communal garden, it has it's own parking space and separate garage en block.

This lovely property is ideal for professionals, families or anyone seeking peaceful living with beautiful surroundings. The flat offers a rare opportunity to enjoy the park side views in a highly sought after location.





COMMUNAL HALLWAY

HALLWAY

GUEST W.C.

LOUNGE/DINER 23' 1" x 13' 4" (7.04m x 4.06m)

FITTED KITCHEN 10' 2" x 7' 8" (3.1m x 2.34m)

BEDROOM ONE 12' 3" x 9' 10" (3.73m x 3m)

BEDROOM TWO 11' 10" x 9' 0" (3.61m x 2.74m)

BEDROOM THREE / STUDY 9' 10" x 7' 11" (3m x 2.41m)

BATHROOM 8' 10" x 5' 7" (2.69m x 1.7m)

COMMUNAL GARDEN

ALLOCATED PARKING SPACE

GARAGE EN-BLOCK

GENERAL INFORMATION COUNCIL TAX BAND - D

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is Leasehold with 125 years from 25/03/2004. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Accuracy: 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor.